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Description

Robert Luff & Co are delighted to present this spacious and well maintained, three bedroom family home, located in a "no through road" in ever popular Shoreham By Sea. Shoreham town centre and mainline railway station are within easy walking distance and several well regarded schools are close by, including "Outstanding" Shoreham Academy. The accommodation briefly comprises: Entrance hall, living room, kitchen & dining room, conservatory, first floor landing, two double bedrooms with built in wardrobes, further single bedroom and modern bathroom. Outside, there is an attractive, West facing rear garden with entertainment area, a DOUBLE GARAGE with power and light and ample block paved parking to front. VIEWING ESSENTIAL!!



Key Features

- Three Bedroom Family Home
- Kitchen
- West Facing Garden
- Double Garage
- EPC: D
- Two Reception Rooms
- Conservatory
- Ample Off Street Parking
- Close To Schools
- Council Tax Band: C



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Entrance Hall

Double glazed window & front door, coving, wood effect flooring, radiator downstairs storage cupboard housing consumer unit.

Lounge

4.11m x 3.48m (13'6" x 11'5")

Double glazed bay window to front with shutter blinds, coving, radiator.

Dining Room

3.68m x 3.15m (12'1" x 10'4")

Coving, range of fitted wall & base level units, fitted roll edged worksurfaces, space for table, tiled splash-backs, downlighters, double glazed French doors to rear.

Kitchen Area

2.57m x 1.93m (8'5" x 6'4")

Double glazed window to rear. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, tiled splash-backs, space & plumbing for washing machine & dishwasher, space for range cooker, downlighters.

Conservatory

4.19m x 2.90m (13'9" x 9'6")

Double glazed windows, double glazed French doors to rear, radiator.

First Floor Landing

Loft access, coving.

Bedroom One

3.71m x 3.05m (12'2" x 10')

Double glazed window to rear, coving, built in wardrobes, radiator.

Bedroom Two

3.68m x 3.00m (12'1" x 9'10")

Double glazed window to front with shutter blinds, built in wardrobes, radiator, laminate flooring.

Bedroom Three

2.24m x 1.83m (7'4" x 6')

Double glazed window to front with shutter blinds, radiator.

Bathroom

Double glazed window to rear. Fitted suite comprising: P-shaped bath with mixer tap and shower over, close coupled WC, wash hand basin, fully tiled walls, heated towel rail, storage cupboard.

Outside

West Facing Rear Garden

Patio, pathway, raised bed, tree, artificial grass, undercover entertainment area, outside power.

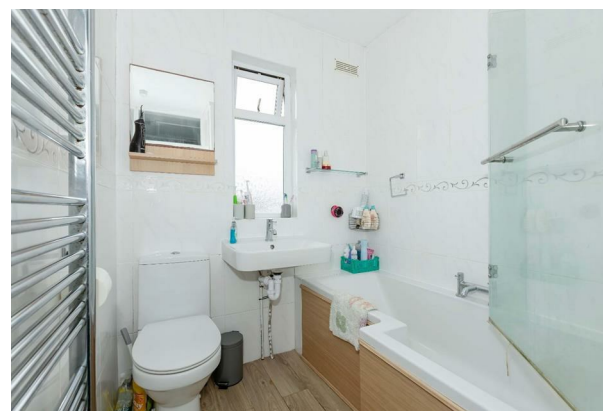
Outbuilding

4.72m x 2.46m (15'6" x 8'1")

Power & light, doorway to:

Double Garage
6.10m x 4.88m (20' x 16')
Power, light, up & over door.

Parking
Block paved parking to front.



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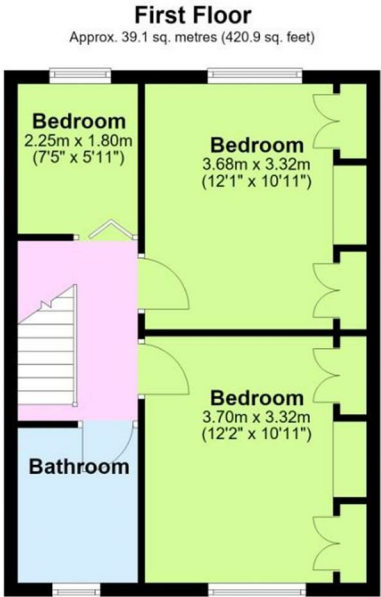
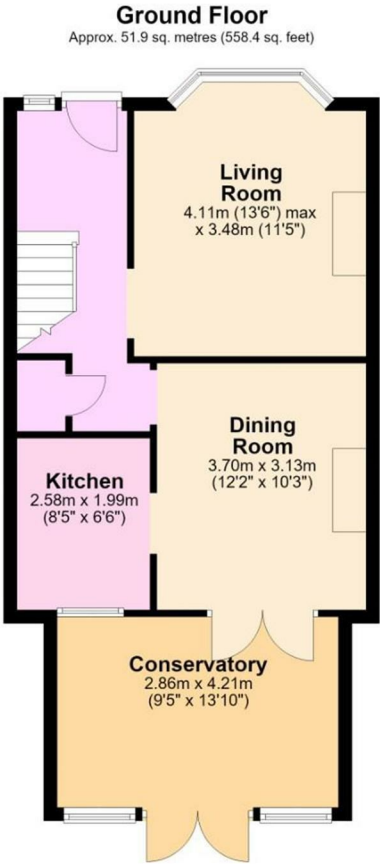
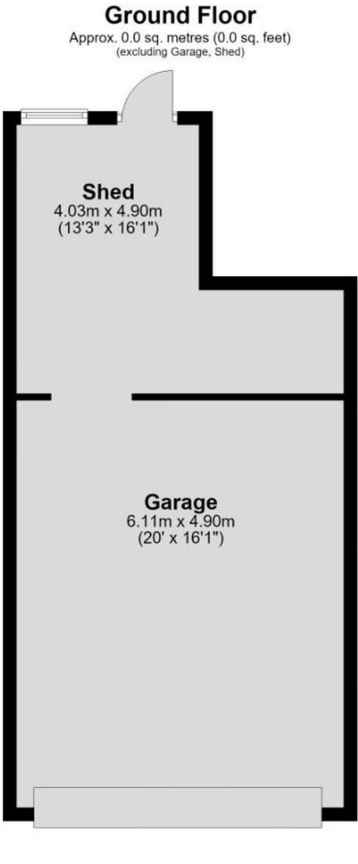
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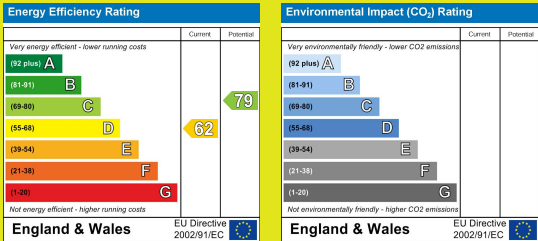
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Floor Plan Adur Drive



Total area: approx. 91.0 sq. metres (979.3 sq. feet)



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