



Guide Price
£350,000
Freehold

Buci Crescent, Shoreham-By-Sea

- THREE BEDROOM
- SEMI DETACHED BUNGALOW
- SHOREHAM ACADEMY CATCHMENT AREA
- OFF STREET PARKING FOR TWO CARS
- POTENTIAL TO EXTEND STPP
- CLOSE PROXIMITY TO HOLMBUSH SHOPPING CENTRE

GUIDE PRICE: £350,000 - £375,000

Robert Luff & Co are delighted to bring to market this recently renovated, three bedroom semi detached bungalow. Surrounded by the coast, the Adur Valley and the South Downs, Shoreham is the ideal location for those wanting the seaside town experience but also wanting easy access to Brighton, Worthing & London. The town centre is home to a number of independent shops and galleries, whilst the likes of M&S and Next can be found at the Holmbush Shopping Centre. Accommodation offers; welcoming lounge with built in storage, separate modern kitchen, three bedrooms, family bathroom and sun room. Other benefits include; potential to extend STPP and off street parking for two cars

T: 01273 921133 E:
www.robertluff.co.uk

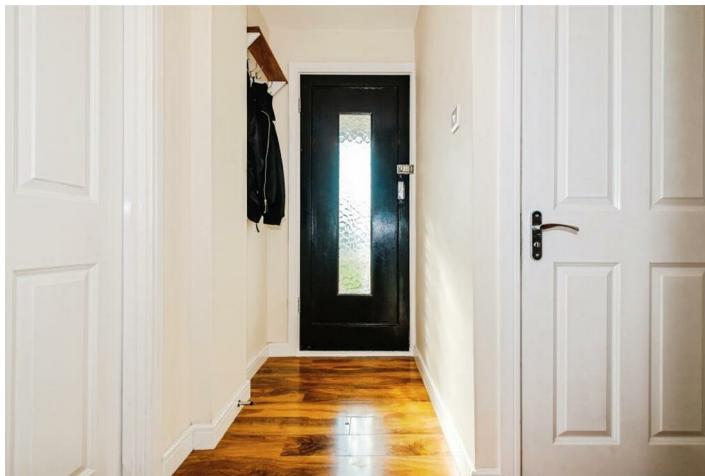
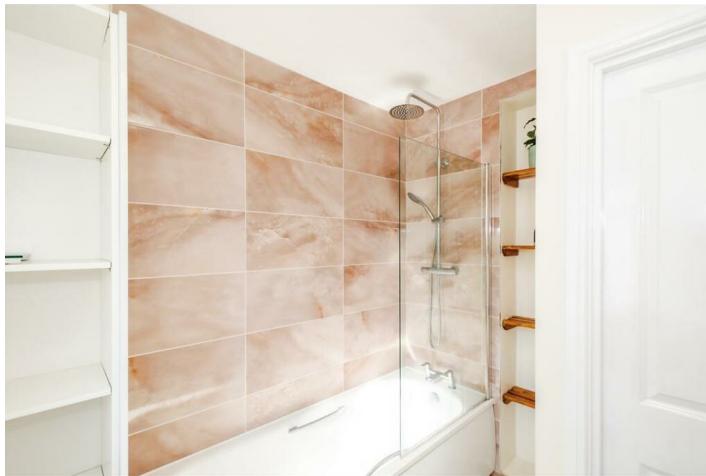


Accommodation

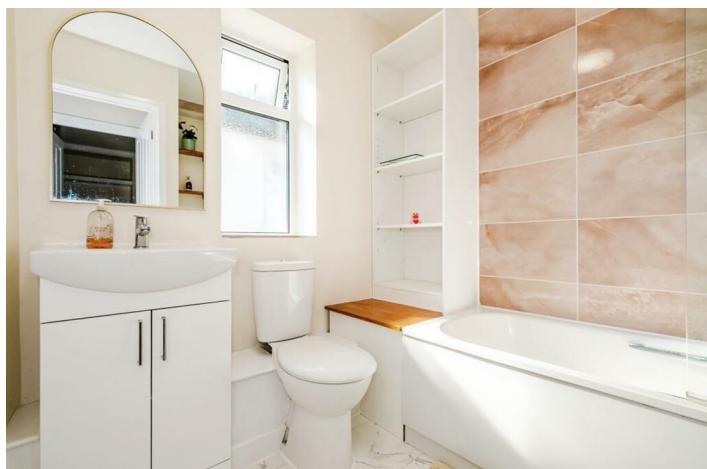
Agents Notes

EPC Rating: C

Council Tax Band: C

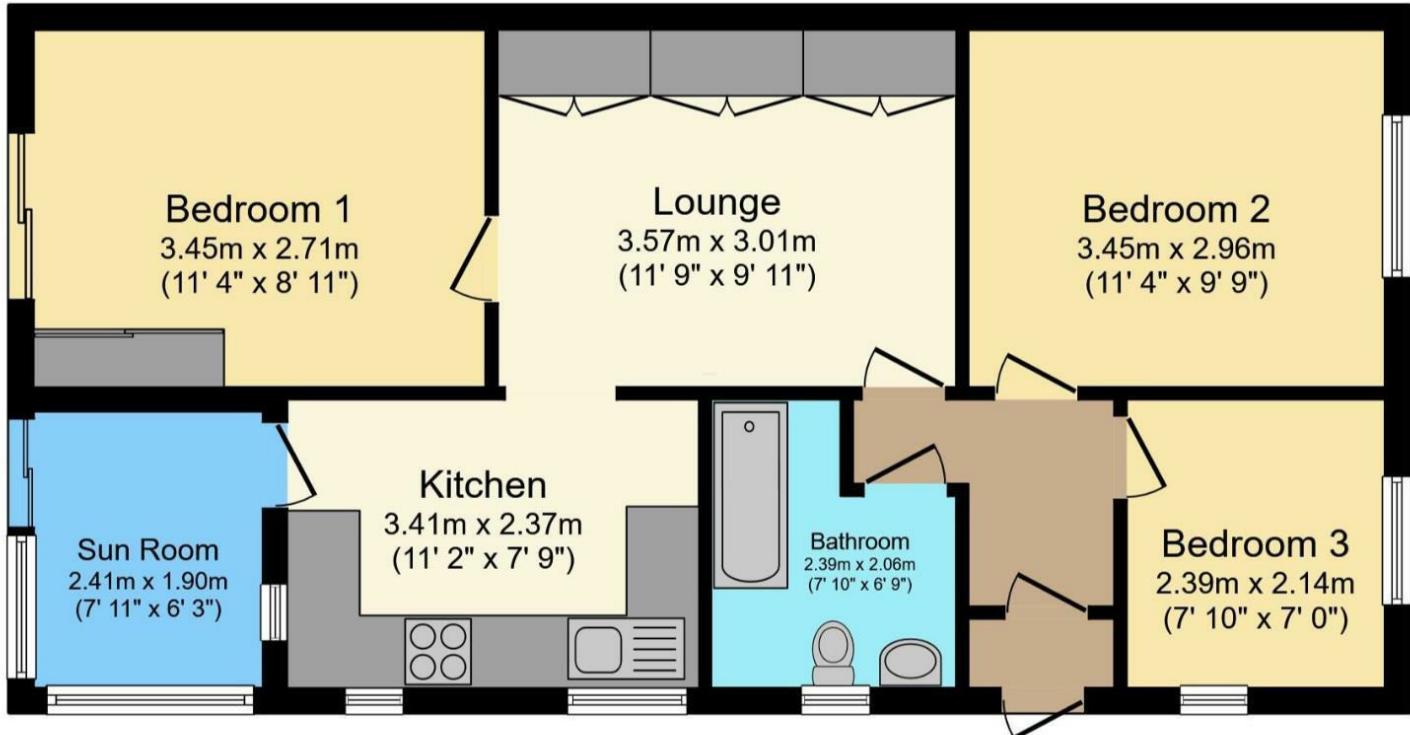


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Floorplan



Total floor area 61.0 sq.m. (656 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.