



Parkside, Shoreham-By-Sea

Price
£699,950
Freehold

- Extended Family Home
- Ground Floor Cloakroom
- Bespoke Fitted Kitchen
- Directly Opposite Buckingham Park
- EPC: TBC
- Three Bedrooms
- 100ft Garden With Garden Office/Cabin
- Two Garages & Ample Parking
- Easy Access To Town Centre & Station
- Council Tax Band: D

We are excited to present this EXTENDED semi-detached family home, enviably located in one of Shoreham's premier private roads, opposite a convenient access point to Buckingham Park. Several well regarded schools are close by including St. Nicholas Primary and Shoreham Academy. Shoreham town centre, with its fine array of independent shops, bars, cafés and restaurants is within easy walking distance and the mainline station provides easy access to Brighton and London. The generous accommodation comprises: Enclosed entrance porch, entrance hall, ground floor cloakroom, living room with open fireplace, further sitting room and extended dining room, bespoke fitted kitchen, first floor landing, two generous double bedrooms, further single bedroom and spacious bathroom with bath and separate shower enclosure. Outside, there is a fantastic, approx. 100ft rear garden, two garages and ample off street parking. VIEWING ESSENTIAL!!

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Accommodation

Enclosed Entrance Porch

Double glazed windows to front & side, double glazed front door, inner door to:

Entrance Hall

Feature stained glass port hole window to side, coving, under-stairs storage cupboard, radiator.

Cloakroom

Double glazed window to side, ladder radiator, space saving close coupled WC with integrated wash hand basin.

Lounge 14'3" x 12' (4.34m x 3.66m)

Double glazed bow window to front, coving, open fireplace, laminate flooring, radiator.

Sitting Room 12'10" x 10'2" (3.91m x 3.10m)

Coving, radiator, laminate flooring.

Extended Dining Room 15'8" x 10'10" (4.78m x 3.30m)

Double glazed windows to rear & side, double glazed patio door and further double glazed door, coving, downlighters, radiator, laminate flooring.

Fitted Kitchen 15'4" x 8'3" (4.67m x 2.51m)

Double glazed window to side. Range of fitted wall and base level units, solid wood work surfaces incorporating two bowl, single drainer sink unit with mixer tap, integrated dishwasher, washing machine and fridge, tiled splashbacks, integrated ironing board, cupboard housing central heating boiler, space for range cooker with extractor hood over, space for fridge/freezer.

First Floor Landing

Double glazed stained glass window to side, loft access, coving.

Bedroom One 15'1" x 11' (4.60m x 3.35m)

Double glazed bow window to front with views over Buckingham Park, built in wardrobes, picture rail, painted wooden floorboards, radiator.

Bedroom Two 15'10" x 10'7" (4.83m x 3.23m)

Double glazed box bay window to rear, radiator.

Bedroom Three 7'4" x 6'5" (2.24m x 1.96m)

Double glazed window to front with views over Buckingham Park, radiator.

Bathroom 8'9" x 8' (2.67m x 2.44m)

Double glazed windows to rear & side, panel enclosed bath with hand grips & mixer tap, close coupled WC, wash hand basin with shaver point over, shower enclosure with wall mounted shower, coving, part tiled walls, airing cupboard, radiator.

Outside

Rear Garden

Approx. 100ft. Block paved patio, outside light, laid to lawn with flower bed borders, trees, archway accessing shingle area with further flowerbeds. Side access via gate.

Garden Office/Cabin 11'8" x 7'7" (3.56m x 2.31m)

Timber construction. Double glazed windows to front & side, wall mounted electric heater, power & light.

Shed 11'6" x 8'4" (3.51m x 2.54m)

Detached Garage

Opposite property. Currently arranged as two garages, potential to create one large double garage (subject to necessary consents).

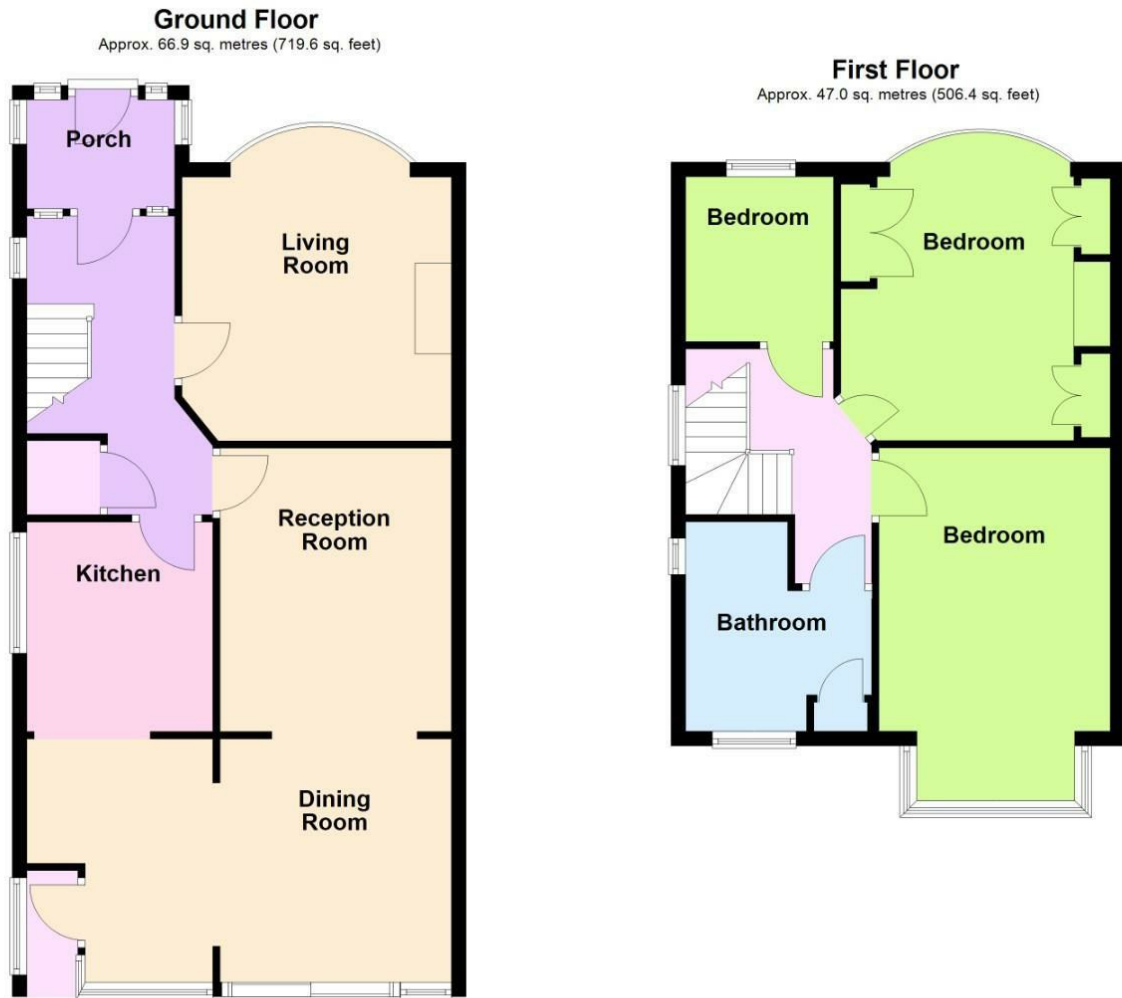
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Total area: approx. 113.9 sq. metres (1226.0 sq. feet)

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	

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