



Kingston Lane, Shoreham-By-Sea

£525,000
Freehold

- Semi-Detached Family Home
- Three Generous Bedrooms
- Lounge With Open Fire
- Kitchen/Dining Room
- Attractive West Facing Garden
- Recently Re-Fitted Bathroom
- Ample Off Street Parking
- Studio/Air BnB With En-Suite Shower Room
- EPC: D
- Council Tax Band: D

We are proud to market this spacious and well presented semi-detached family home, ideally located in Shoreham, just moments from the incredibly popular Shoreham Academy secondary school and Glebe Primary, Holmbush shopping centre and Wadurs swimming pool are within a half a mile radius and Kingston Beach is just 700 metres away. The generous accommodation comprises: Entrance hall, living room with open fireplace, impressive open plan kitchen/diner, ground floor bedroom with en-suite W/C, first floor landing, two further double bedrooms and recently upgraded bathroom. Outside, there is a superb, West facing rear garden and ample off street parking. The property further benefits from a newly converted garage, which now comprises a large studio living/bedroom and an en-suite shower room - ideal for Air BnB. VIEWING ESSENTIAL!!!

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Accommodation

Entrance Hall

Double glazed window and door to side, meter cupboard, understairs storage cupboard, laminate flooring, radiator.

Lounge 16'6" x 11'6" (5.03m x 3.51m)

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

Kitchen/Dining Room 22'10" x 10' (6.96m x 3.05m)

Double glazed windows to rear and side, double glazed French doors to rear. Fitted kitchen comprising: Range of fitted wall and base level units, fitted roll edged work-surfaces incorporating stainless steel, single drainer, one and a half bowl sink unit with mixer tap, range cooker with extractor hood over, American fridge/freezer, space and plumbing for washing machine, wall mounted combination boiler, space for dining table, radiator.

Bedroom 11' x 9'4" max (3.35m x 2.84m max)

Double glazed window to front, radiator.

En-Suite WC

Close coupled Saniflo WC

First Floor Landing

Loft access, door to large storage area.

Bedroom One 15'6" x 10'3" (4.72m x 3.12m)

Double glazed window to rear, wardrobe, storage into eaves, radiator.

Bedroom Two 11'4" x 10'6" (3.45m x 3.20m)

Double glazed window to front, storage cupboard, radiator.

Bathroom

Double glazed window to side. Recently fitted suite comprising: Tile enclosed bath with mixer tap, shower attachment & electric shower over, close coupled WC, over counter wash hand basin with mixer tap, fully tiled walls, heated towel rail.

Outside

West Facing Rear Garden

Patio, lawn, raised beds, various plants and shrubs, palm trees, shed, outside power & light, fence enclosed.

Studio/Air BnB 24'1" x 13'10" max narrowing to 8'4" (7.34m x 4.22m max narrowing to 2.54m)

Double glazed windows to front & side, double glazed French doors to front.

En-Suite Shower Room

Shower enclosure, close coupled WC, wash hand basin, double glazed window to rear.

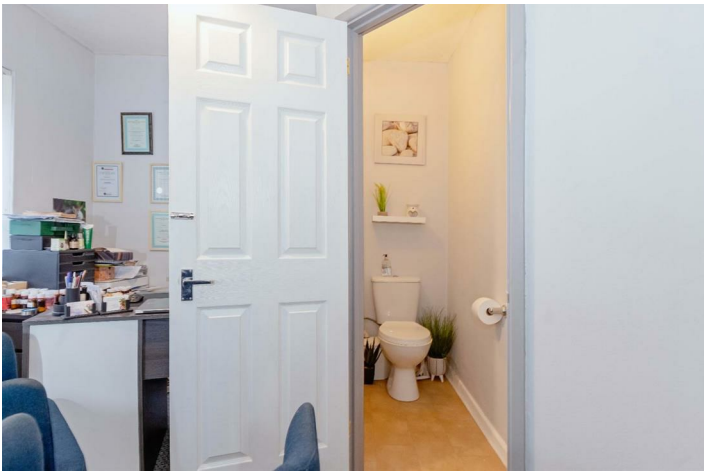
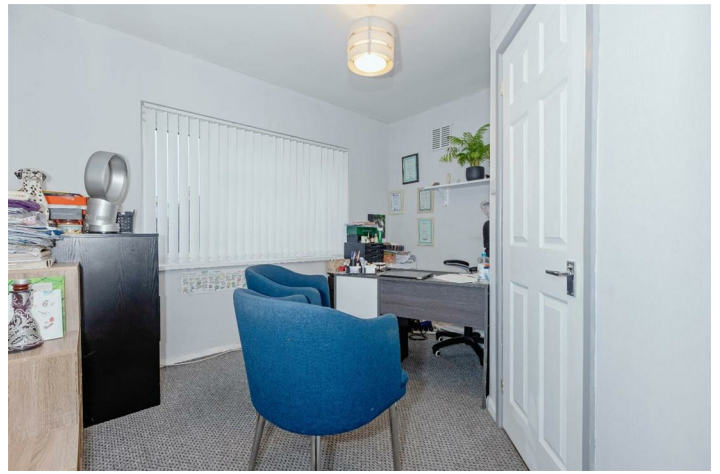
Parking

Ample off street parking for several vehicles.

3-7 South Street, Lancing, West Sussex, BN15 8AE

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Floorplan



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.