



Offers In Excess Of  
£575,000  
Freehold

## Gordon Road, Shoreham-By-Sea

- Extended Semi-Detached Family Home
- Beautiful South Facing Garden
- Open Plan Living With Bi-Folds To Rear
- Ground Floor Occasional Bedroom/Office
- Ground Floor Bathroom & First Floor Shower Room
- Three First Floor Bedrooms
- Ample Parking
- Bespoke Fitted Kitchen
- EPC: TBC
- Council Tax Band: C

A fantastic opportunity to acquire this incredibly spacious, extended semi-detached house, conveniently located just a short walk from Shoreham town centre and mainline railway station. Several well regarded schools are close by, including Swiss Gardens Primary, St Nicholas Primary and Shoreham Academy. The generous accommodation comprises: Entrance hall, impressive open plan kitchen, dining room and living room with bi-fold doors onto garden, ground floor occasional bedroom/further reception with door onto contemporary bathroom with lantern window, first floor landing, beautifully appointed shower room, two double bedrooms, further single bedroom with staircase to mezzanine loft room. Outside, there is a stunning, secluded South facing rear garden and ample off street parking.

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## Accommodation

### Entrance Hall

Composite front door.

**Open Plan Lounge/Kitchen/Diner 36'2" x 16'7" max narrowing to 10'10" (11.02m x 5.05m max narrowing to 3.30m)**

LOUNGE AREA: Two lantern windows, double glazed bi-fold doors onto garden, downlighters, TV aerial point, storage cupboard, wood flooring, radiator.

KITCHEN/DINER: Double glazed windows to front & side, large storage cupboards, acrylic work surfaces with base level units under, double electric oven, five burner gas hob, further worksurface with inset sink unit and mixer tap, downlighters, radiator, understairs cupboard, space for dining table.

**Office/Occasional Bedroom 11'9" x 10'9" (3.58m x 3.28m)**

Door from entrance hall, door to bathroom.

Note: Although this room is currently used as a bedroom, there is no external window,

**Bathroom 7'6" x 7'5" (2.29m x 2.26m)**

Lantern window. Fitted suite comprising: Free standing bath with standpipe mixer tap and shower attachment, moulded acrylic worksurface with wash hand basin and mixer tap, WC, storage cupboard with shelving, downlighters.

### First Floor Landing

Double glazed window to rear.

**Bedroom One 10'4" x 10'8" max (3.15m x 3.25m max)**

Double glazed window to front, wardrobes, radiator.

**Bedroom Two 14'3" max x 8'6" (4.34m max x 2.59m)**

Double glazed window to front, radiator.

**Bedroom Three 8' x 7'9" (2.44m x 2.36m)**

Double glazed window to rear, radiator, fixed staircase leading to:

**Loft Room 13'10" x 9'1" (4.22m x 2.77m)**

Limited Headroom. Velux window to rear, door into eaves.

### Shower Room

Double glazed window to side. Suite comprising: Double shower enclosure with two showers, moulded wash hand basin with mixer tap, WC, storage cupboard, shaver point, part tiled walls, heated towel rail.

### Outside

**South Facing Rear Garden approx 75' (approx 22.86m)**

Decking, lawn, various plants, shrubs & trees, timber shed, undercover storage, fence enclosed.

### Parking

Ample parking for two vehicles.

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

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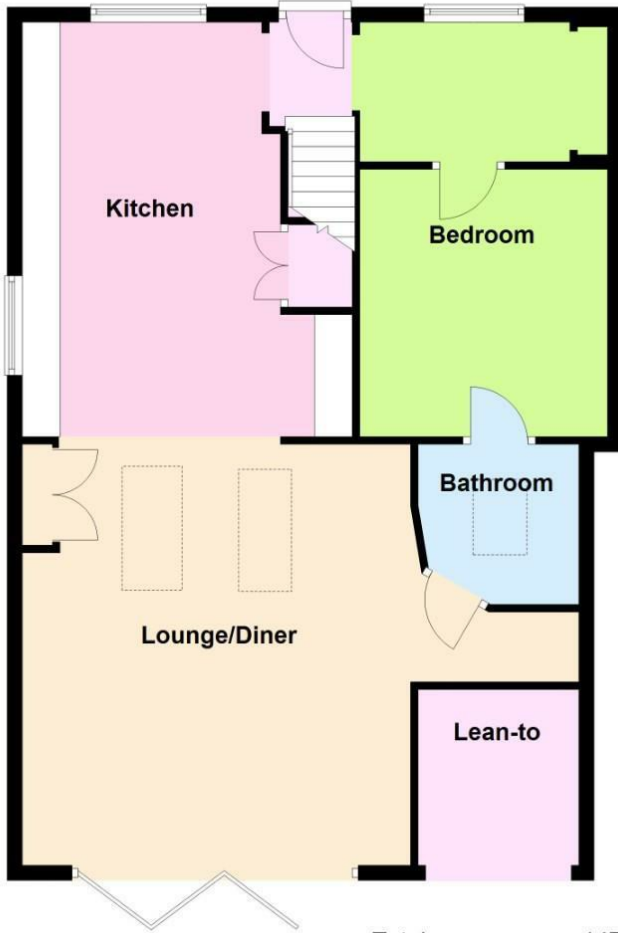




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## Ground Floor

Approx. 84.7 sq. metres (911.3 sq. feet)



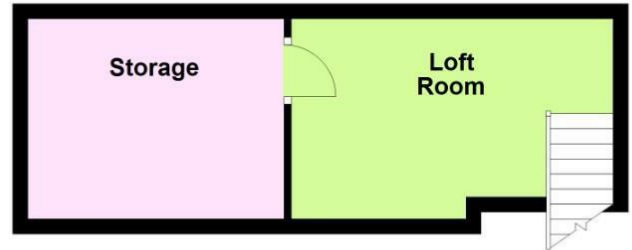
## First Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



## Second Floor

Approx. 20.0 sq. metres (215.5 sq. feet)



Total area: approx. 147.4 sq. metres (1586.3 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.