



The Broadway, Lancing

- Over 50's Park Home
- En-Suite Bathroom, Separate Shower Room & Further WC
- Private Driveway
- Gas Central Heating & Fully Double Glazed
- Council Tax: Band A
- Two Double Bedrooms
- L Shaped Lounge
- Attractive Gardens
- EPC: Exempt
- NO ONWARD CHAIN



£190,000
Freehold

Robert Luff & Co are delighted to present this spacious PARK HOME, located on the popular Broadway Park, a residential park for the over 50's situated between Shoreham town centre and Lancing village. Local shops are situated on The Broadway, including a deli, convenience store and fish & chip shop and the 700 bus service passes along Brighton Road offering easy access to Shoreham, Brighton, Worthing & beyond. This particular home which has been well loved for 25 years and would benefit from some updating, comprises: Entrance porch, entrance hallway, "L shaped" lounge/dining room, kitchen, separate utility room, master bedroom with en-suite bathroom, further bedroom, shower room & separate WC. Outside, there are attractive gardens, a lock-up brick built shed and off street parking. Benefits include: Gas central heating, double glazing and NO ONWARD CHAIN!

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Accommodation

Entrance Porch

Door to front, double glazed window to side, laminate flooring.

Hallway

Three storage cupboards.

Separate WC

Double glazed window to side, close coupled WC with wooden seat, pedestal wash hand basin, storage cupboards, tiled splash-back.

Lounge/Diner 17'10" max x 19'3" max (5.44m max x 5.87m max)

Double glazed windows to front & side, wall lights, two radiators, television aerial point.

Kitchen 12'5" x 8'1" (3.78m x 2.46m)

Double glazed window to side. Range of fitted wall & base level units, worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, tiled splash-backs, gas hob, space for appliances, radiator.

Utility Room 7' x 5' (2.13m x 1.52m)

Double glazed window and door to side, wall mounted combination boiler, space & plumbing for washing machine, storage cupboards.

Bedroom One 11'2" x 9'6" (3.40m x 2.90m)

Double glazed window to rear, fitted wardrobes, radiator.

En-Suite Bathroom

Double glazed window to side. Fitted suite comprising: Panel enclosed bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, radiator.

Bedroom Two 9'6" x 8'9" (2.90m x 2.67m)

Double glazed windows to rear, fitted wardrobes, drawers and dressing table, radiator.

Shower Room

Double glazed window to side, shower enclosure, pedestal wash hand basin, radiator.

Outside

Rear Garden

Patio, lawn, various plants, shrubs & trees.

Brick Built Shed

Window to side

Parking

For one vehicle.



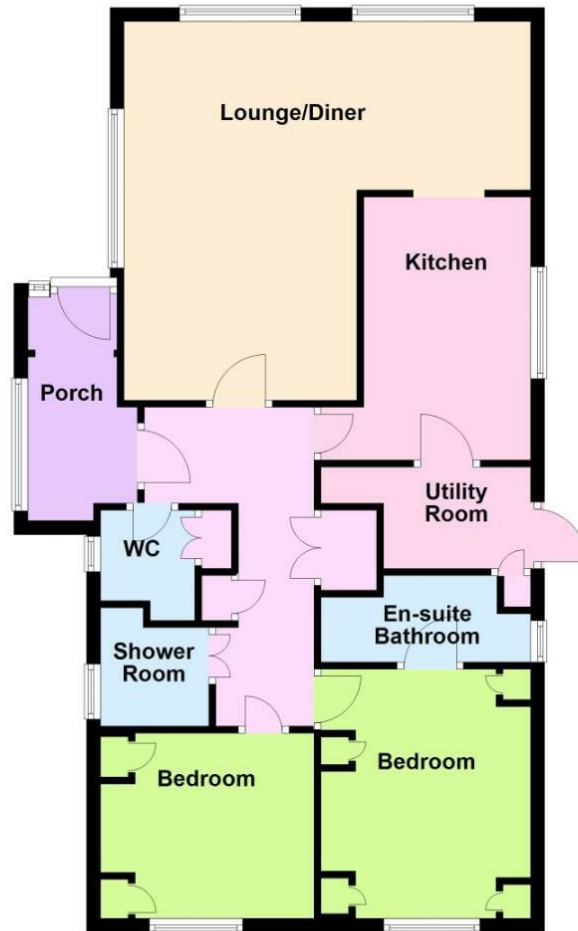
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Floor Plan

Approx. 82.7 sq. metres (890.0 sq. feet)



Total area: approx. 82.7 sq. metres (890.0 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 | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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