



Guide Price
£400,000
Freehold

Williams Road, Shoreham-By-Sea

- Semi-Detached Family Home
- Fantastic Extended Kitchen & Dining Room
- Generous Garden With Cabin
- Well Regarded Schools Close By
- EPC: D
- Two Double Bedrooms
- Ground Floor WC
- Ample Off Street Parking
- Contemporary Shower Room
- Council Tax Band: C

GUIDE PRICE £400,000 - £425,000 Robert Luff & Co are delighted to market this beautifully presented, extended semi-detached family home, located in ever popular Shoreham By Sea. The property, which has been the subject of great improvement, comprises: Entrance hall, ground floor WC, South facing living room, fantastic open plan contemporary kitchen/dining room with bi-fold doors and lantern windows, first floor landing, two double bedrooms and modern shower room. Outside, there is a good size rear garden with timber outbuilding and ample off street parking to the front. VIEWING ESSENTIAL - NO ONWARD CHAIN!!

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Accommodation

Entrance Hall

Composite double glazed front door, coving, downlighters, laminate flooring, under-stairs cupboard, radiator.

WC

Double glazed window to side. Fitted suite comprising: Close coupled WC, vanity unit with inset wash hand basin with mixer tap and cupboard under, downlighter, coving.

Lounge 13'2" x 11'1" (4.01m x 3.38m)

Double glazed window to front, coving, downlighters, laminate flooring, radiator, TV aerial point.

Extended Kitchen/Dining Room 19'5" x 19' (5.92m x 5.79m)

Bi-fold doors to rear, two lantern skylight windows in the dining section. Contemporary fitted kitchen comprising: Range of fitted wall & base level units, fitted worksurfaces and island incorporating stainless steel sink unit with mixer tap, two electric ovens, heated drawer, electric hob with extractor hood over, integrated washing machine, tumble dryer & dishwasher, space & plumbing for "American style" fridge/freezer, ceramic tiled floor.

First Floor Landing

Loft access, double glazed window to side.

Bedroom One 13'10" x 11'1" (4.22m x 3.38m)

Double glazed windows to front, fitted wardrobe with mirrored doors, coving, built in cupboard, radiator.

Bedroom Two 12'8" x 9'3" (3.86m x 2.82m)

Double glazed window to rear, coving, radiator.

Bathroom

Double glazed window to rear, majority tiled walls, tiled floor. Contemporary suite comprising: Shower enclosure with wall mounted shower, combination WC & wash hand basin vanity unit with cupboards under, heated towel rail.

Outside

Patio, lawn, artificial grass area, outside light, side access via gate, brick built storage unit/potting shed.

Timber Cabin

With power & light. Ideal gym or garden office.

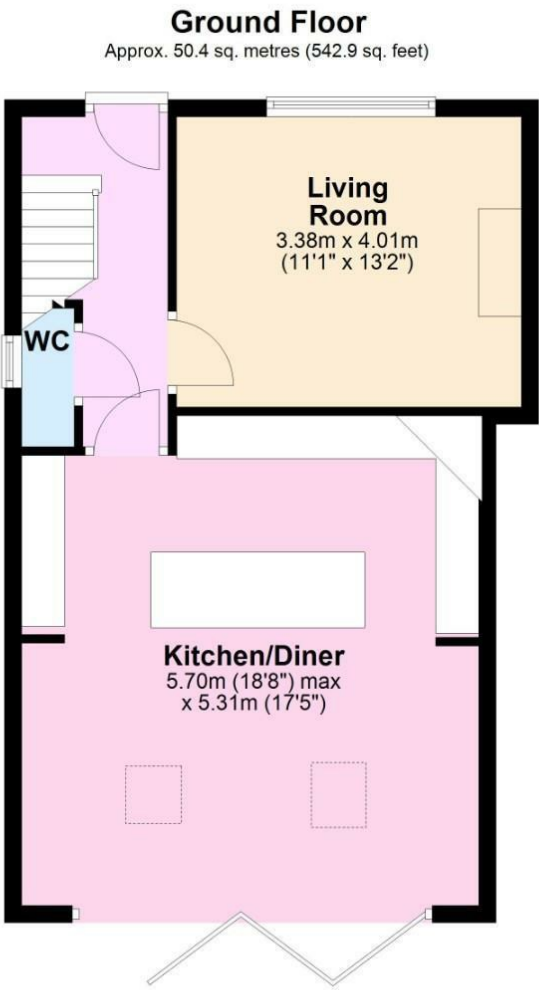
Front Garden

laid to lawn with pathway leading to front door.

Parking

Ample off street parking for two vehicles.





Total area: approx. 87.1 sq. metres (937.1 sq. feet)

Energy Efficiency Rating	
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	
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.