



4



2



3



B



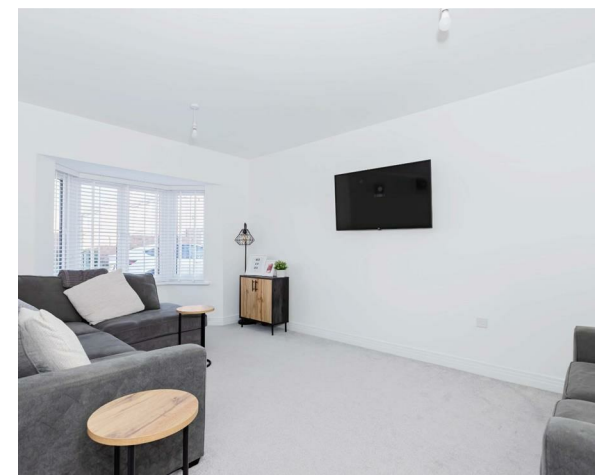
Description

We are delighted to offer to the market this beautifully presented and modern four-bedroom detached family home ideally situated in the favoured area of New Monks Park which gives easy access to Shoreham with its array of local bars, restaurants and shops whilst transport links include; Lancing's mainline train station, local bus routes and easy access to the A27. The immaculate accommodation comprises an entrance hallway, a spacious bay-fronted living room, a large modern kitchen/diner, and a downstairs WC. Upstairs, there are four double bedrooms, with two benefiting from an en-suite, and a contemporary-style bathroom. Other benefits include off-road parking, a garage with an EV charger, a large landscaped rear garden, and having the remainder of a 10-year guarantee. VIEWINGS ARE ESSENTIAL!



Key Features

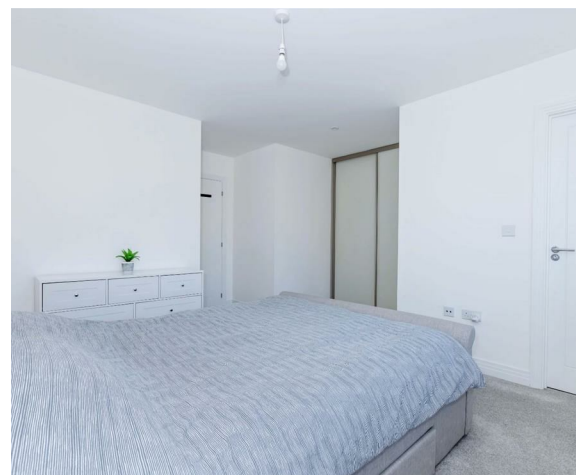
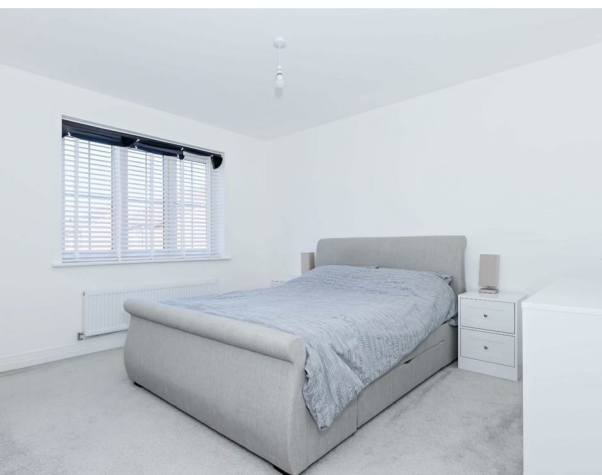
- Detached Family Home
- Modern Spacious Kitchen
- Large Landscaped Rear Garden
- Chain Free
- Remainder of 10 Year Gaurantee
- Four Double Bedrooms
- Bay-Fronted Living Room
- Garage With EV Charger & Off-Road Parking
- Council Tax Band - E
- EPC Rating - B



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co



UPVC double glazed door into:

Entrance Hallway

Wood laminate flooring. Storage space. Radiator. Stairs leading up.

WC

Wood laminate flooring. Wash hand basin. Low level flush WC. Part tiled. Radiator. Double glazed window.

Living Room

5.03m x 3.30m (16'06" x 10'10")
Double glazed bay window with fitted shutters. Radiator.

Kitchen/Diner

5.97m x 3.86m (19'07" x 12'08")
Wood laminate flooring. Range of fitted base and wall units. Electric hob with extractor fan over. Eye level oven. Integrated fridge/freezer, dishwasher and washing machine. Double glazed panel doors. Radiator. Roll top working surfaces incorporating a sink drainer. Double glazed window.

Landing

Storage cupboard. Doors to:

Bedroom One

15'08" x 14'02" (49'2" x 26'2" x 45'11" x 6'6")
Built in storage. Double glazed window. Radiator.

En-Suite

Tiled floor. Walk-in shower.

Wash hand basin. heated towel rail. Low level flush WC. Frosted double glazed window.

Bathroom

tiled floor. part tiled walls. Low level flush WC. Wash hand basin. Heated towel rail. Double glazed window.

Bedroom

10'03" x 9'05" (32'9" x 9'10" x 29'6" x 16'4")
Double glazed window. Radiator.

Bedroom

2.84m x 2.74m (9'04" x 9'00")
Double glazed window. Radiator.

Bedroom

4.57m x 3.07m (15'00" x 10'01")
Double glazed window. Radiator.

En-Suite

Tiled floor. Part tiled walls. Low level flush WC. Wash hand basin. Walk-in shower. Heated towel rail. Frosted double glazed window.

Outside

fence enclosed garden with a patio area leading out onto a large landscaped lawn area, tap on wall.

Garage

Up and over door. EV charging point. Power and light.



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co



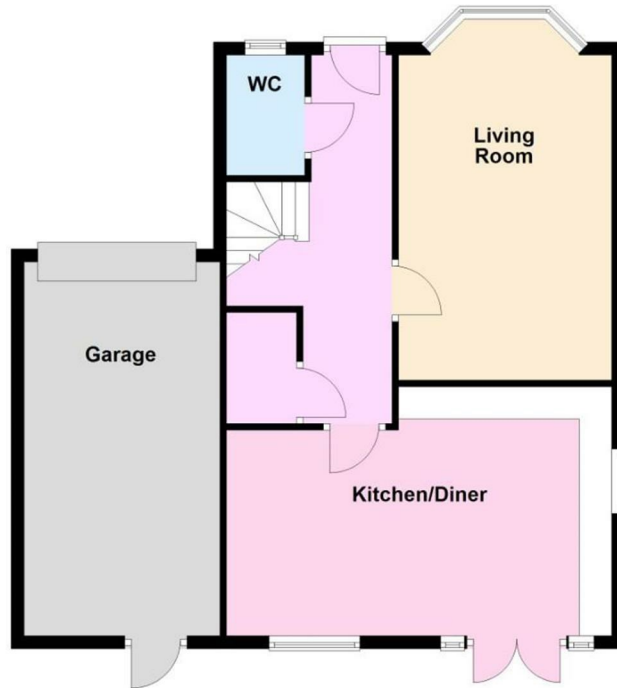
robertluff.co.uk

3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co

Floor Plan Tortoiseshell Place

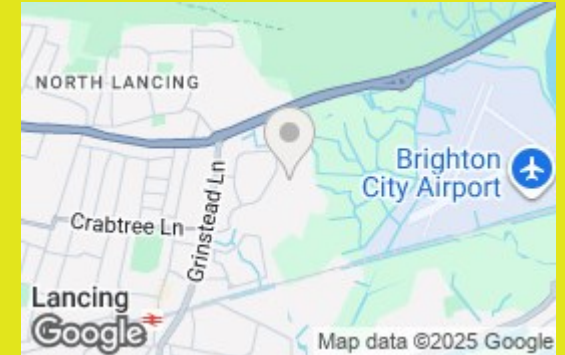
Ground Floor
Approx. 72.1 sq. metres (776.3 sq. feet)



First Floor
Approx. 72.2 sq. metres (777.0 sq. feet)



Total area: approx. 144.3 sq. metres (1553.3 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

robertluff.co.uk

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

01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co