



Price  
£415,000  
Freehold

## Downside, Shoreham-By-Sea

- Two Bedroom Semi-Detached Bungalow
- Landscaped Garden With Mature Trees And Shrubs
- Dropped Kerb And Potential To Add Off Road Parking
- Chain Free
- Council Tax Band - C
- Popular Shoreham Location Opposite Buckingham Park
- Potential To Extend STNPC
- Well Presented Throughout
- EPC Rating - D

Robert Luff & Co are delighted to offer to the market this wonderful two double bedroom semi-detached bungalow in the popular location of North Shoreham opposite the idyllic Buckingham Park. Internally the property briefly comprises; south facing lounge, two double bedrooms, modern fitted kitchen and family bathroom whilst externally offers a good size landscaped rear garden with secluded 'secret garden' area. This property is well presented throughout and has the potential to extend in the future subject to the necessary planning consents, it is offered for sale chain free. Call now to book your viewing.

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial





## Accommodation

front door leading to:

### Porch

Tiled floor. Internal door to:

### Hallway

Parque flooring. Storage cupboard. radiator. Loft access. Doors to:

### Lounge 17'03 x 11'10 (5.26m x 3.61m)

Parque flooring. Double glazed bay window. Gas fire with surround. Radiator.

### Bedroom Two 9'11 x 9'11 (3.02m x 3.02m)

Double glazed window. Radiator.

### Bedroom One 16'03 x 10'07 (4.95m x 3.23m)

Parque flooring. Radiator. Double glazed window.

### Bathroom

Vinyl wood effect flooring. Low level flush WC. Double glazed window. panel enclosed bath with shower above. Wash hand basin. Part tiled walls. Heated towel rail.

### Kitchen 11'01 x 8'02 (3.38m x 2.49m )

Vinyl wood effect flooring. Range of fitted base and wall units. Radiator. Space for fridge/freezer. Integrated oven with hob and extractor over. Stainless steel sink drainer. Double glazed window. Space for washing machine. Double glazed door to:

### Garden

Fence enclosed rear garden with patio steps to a lawn area and side access.





Total area: approx. 65.5 sq. metres (704.7 sq. feet)

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