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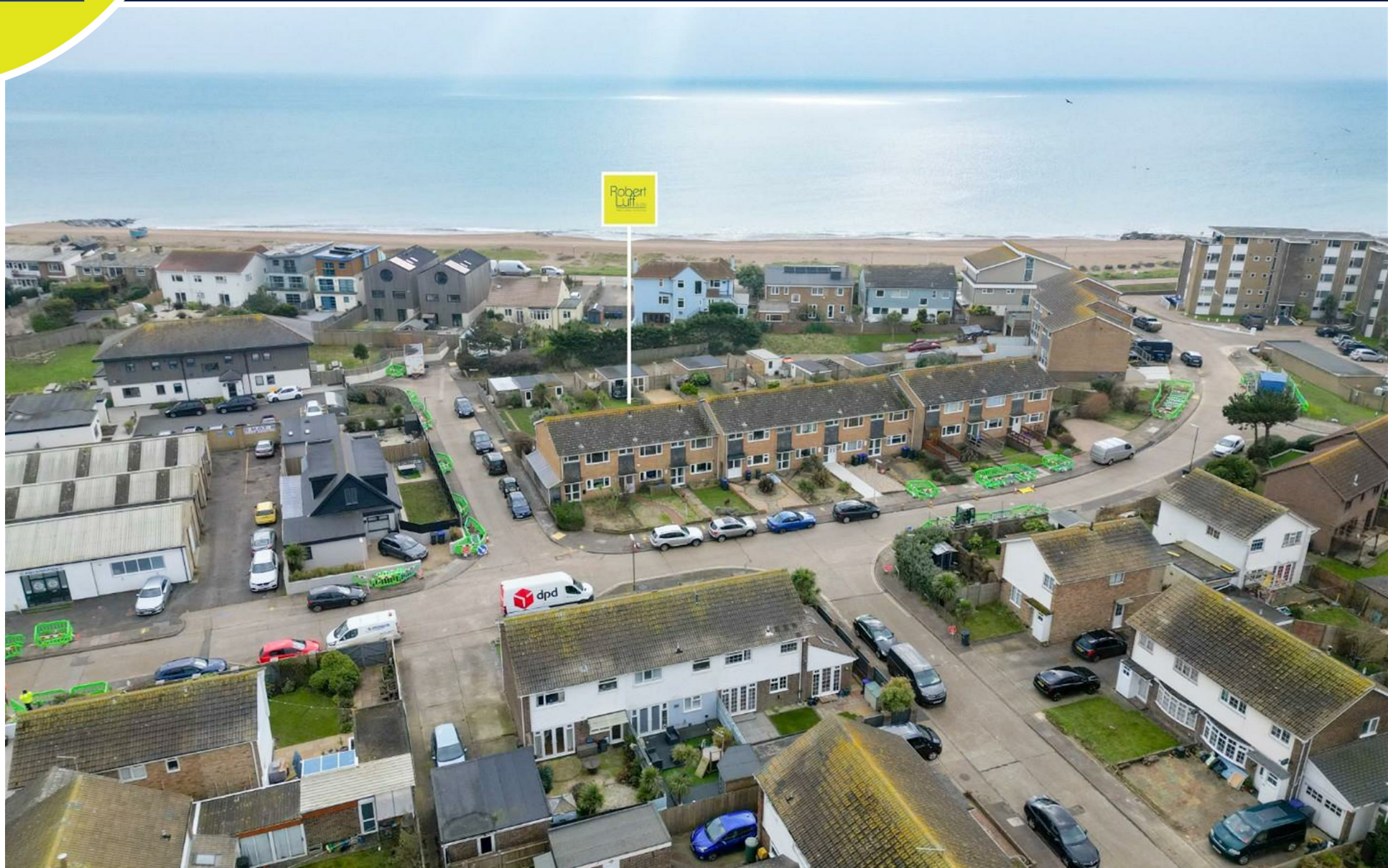
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C



Description

GUIDE PRICE £450,000 - £475,000 Robert Luff & Co are delighted to present this spacious and well maintained family home, enviably located within 100 metres of Shoreham Beach, ideal for kayaking, surfing, sea swimming and angling or simple taking a stroll. Shoreham High Street with it's fine array of independent shops, cafe's, restaurants and bars is within a 15 minute walk and the mainline railway station provides easy access to Brighton and London. The generous accommodation comprises: Entrance hall, ground floor WC, fitted kitchen, lounge/dining room, first floor landing, three good size bedrooms and family bathroom. Outside, there is an approx. 64ft Southerly aspect rear garden and a GARAGE. Viewing Essential!!



Key Features

- Terraced Family Home
- Ground Floor WC
- Garage
- 100 Metres To The Beach
- CHAIN FREE
- Three Good-Size Bedrooms
- 64ft South Facing Garden
- Gas Central Heating & Double Glazing
- EPC Rating - C
- Council Tax Band - C



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Entrance Hallway

Double glazed window and front door. Under-stairs cupboard housing consumer unit.

WC

Double glazed fronted window to front. Low level flush WC. Pedestal wash hand basin.

Lounge/Diner

5.00m x 4.88m (16'5 x 16'0)

Double glazed window and door to rear. Laminate flooring. Radiator.

Kitchen

3.61m x 3.20m max (11'10 x 10'6 max)

Range of fitted base and wall units. Working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Space and plumbing for dishwasher and washing machine. Gas cooker point with extractor fan over. Double glazed windows to front.

Landing

Loft access, cupboard housing combination boiler.

Bedroom Two

3.96m x 2.92m (13'00 x 9'7)

Double glazed window to front. Radiator. Coving.

Bathroom

Frosted double glazed window to front. Shower enclosure with

wall mounted shower. Pedestal wash hand basin. Ladder radiator. Low level flush WC. Fully tiled walls. Downlighters.

Bedroom One

4.57m x 2.79m (15'00 x 9'2)

Double glazed window to rear. Radiator. Coving.

Bedroom Three

3.45m x 2.13m (11'4 x 7'00)

Double glazed window to rear. Radiator. Coving.

Outside

Front Garden

Formal front garden with path to front door.

Rear Garden

approx 19.51m (approx 64')
Southerly aspect. Crazy paved patio, lawn, flower beds, various plants, shrubs & trees. Rear access via gate.

Garage

5.05m x 1.57m (16'7 x 5'2)

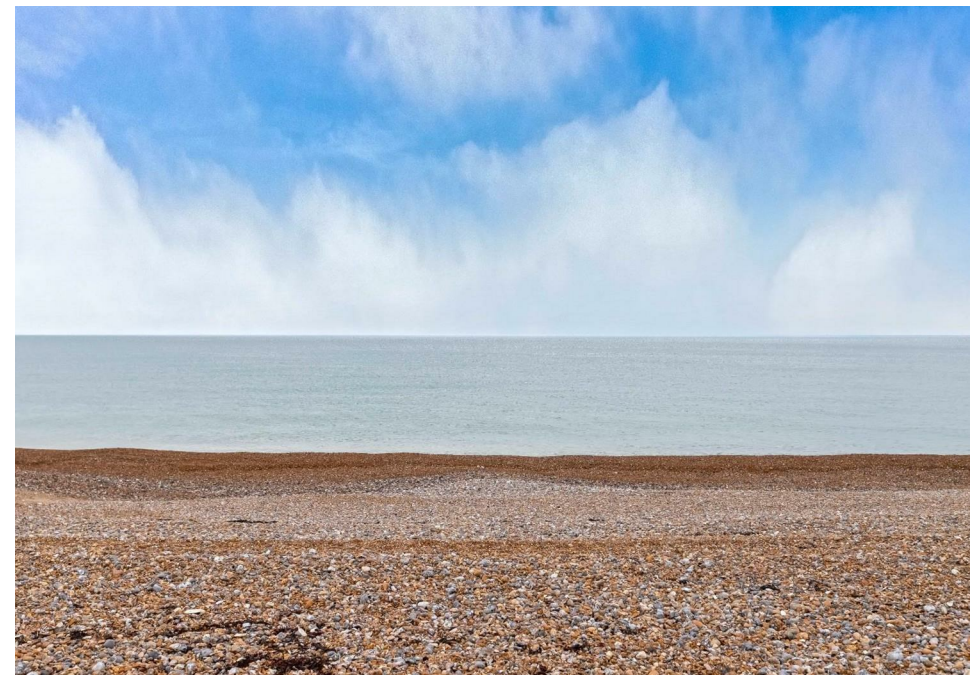
Up and over door. Power and light. Double glazed door to rear.



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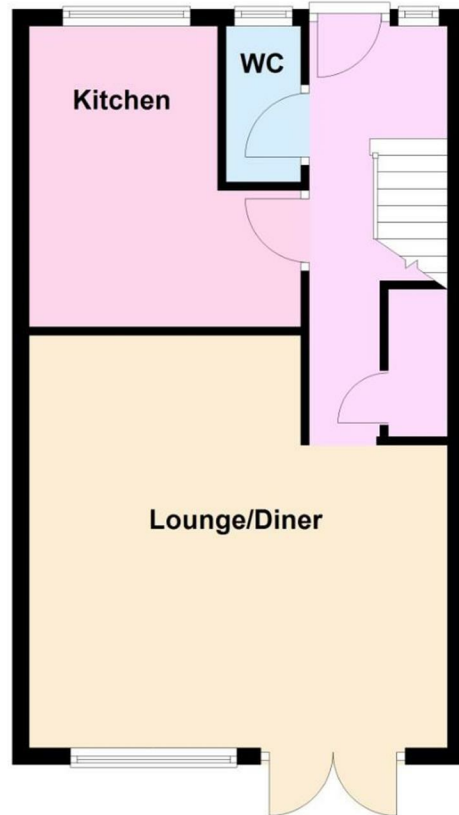
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Floor Plan Kings Crescent

Ground Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 85.9 sq. metres (924.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	69	
(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			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	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.

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