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Description

Robert Luff are delighted to offer to the market this substantial corner plot chalet bungalow which offers a large wrap around garden with outbuildings including a workshop. Internally the property offers a good size lounge with enclosed office space, a downstairs bathroom, modern fitted kitchen and conservatory offering a dining area to the ground floor whilst upstairs comprises; three double bedrooms with one benefiting from an en-suite w/c. Externally the property boasts off road parking, and the most wonderful and large secluded garden with side access, an extended garage and workshop, the garden is ideal for those wishing to enjoy great outdoors with established vegetable patches and mature flower beds. This well presented family home is positioned within a private and secluded close which is within easy reach of both Shoreham High Street and Holmbush Shopping Centre whilst local transport links for travelling further a field are also close by. With the additional outbuildings and extended garage this property is ideal for those wishing for space to convert or needing storage.



Key Features

- Three Bedroom Semi-Detached Chalet Bungalow
- Large Corner Plot Garden
- Conservatory To The Rear
- En-Suit To Bedroom
- Off Road Parking
- Outbuildings Including Workshop
- Well Presented Throughout
- Within Catchment To Shoreham Academy
- Close To Local Transport Links
- Council Tax Band - E



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Front door

Leading to:

Porch

internally door to:

Hallway

Carpet, radiator, doors to:

Lounge

6.07m x 3.30m (19'11 x 10'10)

Double glazed window, radiator, fireplace with surround, bi-fold doors to:

Office Space

2.13m x 3.30m (7 x 10'10)

Sliding doors to:

Conservatory

3.12m x 6.63m (10'3 x 21'9)

UPVC double glazed pitched roof, UPVC double glazed windows, patio doors to garden

Kitchen

5.26m x 3.56m (17'3 x 11'8)

Bamboo flooring, range of eye and base level cupboards with work surfaces over, space for dishwasher, space for fridge freezer, space for washing machine, stainless steel sink drainer, integrated oven with hob over. Breakfast bar with seating around, double glazed window, door to conservatory

Bathroom

Fully tiled walls, tiled floor, walk in shower cubicle, panelled bath, two

double glazed windows, low level flush w/c, wash hand basin with vanity unit under, radiator with towel rail

First Floor

Landing

doors leading to:

Bedroom One

2.95m x 6.99m (9'8 x 22'11)

Carpet, two double glazed windows, built in wardrobes, radiator, door to:

Bedroom Two

4.34m x 3.30m (14'3 x 10'10)

Carpet, double glazed window, radiator

Bedroom Three

2.01m x 2.59m (6'7 x 8'6)

Carpet, double glazed window, radiator.

En-suite w/c

Low level flush w/c, wash hand basin, heated towel, eaves storage

Outside

Rear Garden

Large corner plot garden enclosed by fencing and mainly laid to lawn with mature flower beds and vegetable patches. Two patio seating areas

Extended Garage

Extended length garage with power and light, electrical roll door door and side door

Workshop

brick built workshop with double doors and EPDM roof

Driveway

Dropped kerb with driveway allowing five spaces



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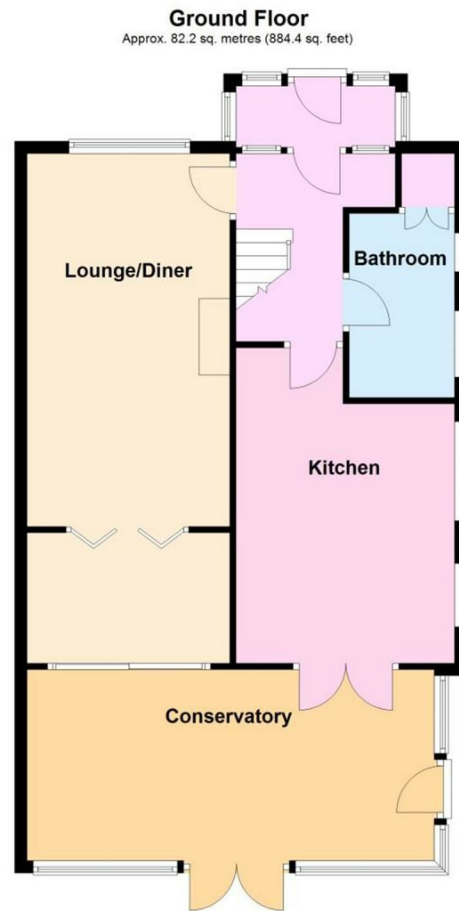


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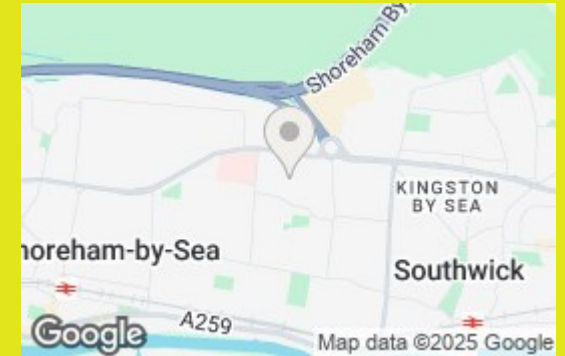
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Floor Plan Hammy Close



Total area: approx. 132.9 sq. metres (1430.9 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			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(11-22)	F		
(1-10)	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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