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Description

Robert Luff & Co are delighted to welcome to the market this beautiful family home in the heart of Shoreham, benefiting from four spacious bedrooms this house is perfect for growing families and briefly comprises; kitchen dining room which opens to the rear garden, ground floor cloakroom, lounge, family bathroom and en-suite shower room, whilst externally benefitting from two allocated parking spaces and a southerly facing rear garden.

Families will appreciate the proximity to popular schools, including Shoreham Academy, which is known for its excellent educational standards. This property truly encapsulates the essence of family living in a vibrant community. Whether you are looking to settle down or invest, this house in Shoreham-By-Sea is a remarkable opportunity not to be missed.

The current family would like to add; 'Rainbow Square has been a lovely, bright, warm, and deceptively spacious family home. We moved here with two children, and the house proved very versatile when we unexpectedly became a family of six following the birth of our twins. The estate is exceptionally friendly, safe, and quiet. The children thoroughly enjoy playing outside with their friends around the development and in the beautiful green park space. We are fortunate to be so close to many excellent primary schools and Shoreham Academy. I have also enjoyed the yoga sessions held in St Giles's Church and having the post office and Tides just across the road. We will be sad to leave, but we now need somewhere with an additional bedroom

Key Features

- Within Catchment To Popular Shoreham Schools Including Shoreham Academy
- Ideal Location Close To Local Transport Links
- Well Presented Throughout
- Downstairs Cloakroom, Family Bathroom & En-suite Shower Room
- Council Tax Band - D
- Spacious Four Bedroom Family Home
- Two Allocated Parking Spaces To Front
- Southerly Aspect Rear Garden
- Within A Popular Community Benefitting From Children's Play Park
- Vendor Suited



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Robert
Luff & Co



Front Door

Leading to:

Hallway

Tiled floor, stairs to first floor, doors to:

Kitchen/Dining Room

4.60m x 4.37m (15'1 x 14'4)

Tiled flooring, range of eye and base level cupboards with roll top work surfaces over, integrated oven with hob over, integrated dishwasher, integrated washing machine, sink drainer with mixer tap, double patio doors to garden

Cloakroom

Low level flush w/c, wash hand basin

Bedroom

2.64m x 2.74m (8'8 x 9)

Carpet, double glazed window

First Floor

Landing

Stairs to second floor, doors to:

Bedroom

2.62m x 4.37m (8'7 x 14'4)

Carpet, double glazed window

Lounge

2.62m x 4.37m (8'7 x 14'4)

Carpet, two x double glazed window

Family Bathroom

Fully tiled, low level flush w/c, heated towel rail, wash hand basin enclosed in vanity unit

Second Floor

Landing

doors leading to:

Bedroom One

4.72m x 4.37m (15'6 x 14'4)

Carpet, double glazed window, vaulted ceiling, door to:

En-suite

Fully tiled, walk in shower, wash hand basin low level flush w/c

Bedroom

2.62m x 4.37m (8'7 x 14'4)

Carpet, double glazed window

Outside

Parking

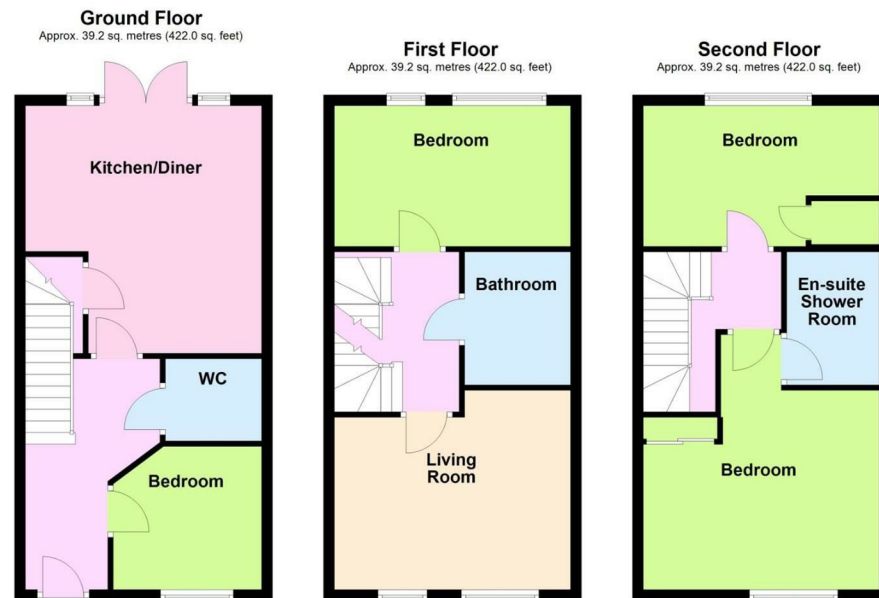
Two allocated parking spaces

Rear Garden

Mainly laid to lawn enclosed by fencing, area for seating laid to decking



Floor Plan Rainbow Square



Total area: approx. 117.6 sq. metres (1266.1 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		82	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
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.



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