



3



1



2



B



## Description

Robert Luff & Co are delighted to offer for sale this wonderful family home positioned on the prestigious New Monks Park development nestled between Shoreham-By-Sea & Lancing Village benefiting from its very own country park estate which offers a haven for wildlife and convenient paths for walkers. Internally this property briefly comprises; downstairs w/c, modern fitted kitchen dining room, spacious lounge with doors to garden, three good size bedrooms one with en-suite shower room and family bathroom whilst externally offers two allocated parking spaces and private rear garden. This property still benefits from approx 8 years remaining on its new homes build warranty giving peace of mind to the next owner.

The family who live here now said "we love living on the development so much so that we are now buying one of the larger homes for our growing family to have more space, this house has been wonderful as our first home and we have made some lovely friends here. We love how easy it is to get into Shoreham & the new country park hence why we want to stay on the development"

## Key Features

- Three Bedroom Newly New Family Home
- 8 Years Remaining Of The New Homes Building Warranty
- Kitchen/Dining Room
- CHAIN FREE
- Council Tax Band - C
- Two Allocated Parking Spaces
- Downstairs Cloakroom, Family Bathroom & En-Suite Shower Room
- Popular New Monks Park Development With Own Country Park
- Located Within Easy Walking Distance Of Shoreham Footbridge & River Adur
- EPC Rating - B





### UPVC double glazed door to:

#### Entrance Hallway

Wood effect flooring. Downlight. Radiator. Door to:

#### Downstairs WC

Low level flush WC. Frosted double glazed window. Spotlights. Wall mounted wash hand basin with tiled splashback. Radiator.

#### Kitchen/Dining Room

**4.98m x 3.73m (16'4" x 12'3")**  
 Range of fitted wall and base units incorporating a stainless steel sink drainer and stainless steel mixer tap. Integrated four ring electric hob with tiled splashback and extractor hood above. Integrated oven and fridge/freezer. Double glazed window with fitted blinds. Spotlights. Wood effect flooring. Dining area with space for dining table and chairs. Radiator. Continued wood effect flooring. Dimmer switch.

#### Sitting Room

**4.60m x 3.38m (15'1" x 11'1")**  
 Wood effect flooring. Dimmer switch. Downlight. TV and phone point. UPVC double glazed double doors and double glazed windows.

#### First Floor Landing

Carpeted turn stairs leading up. Doors to:

#### Bedroom One

**3.05m x 2.70m (10'0" x 8'10")**  
 Double glazed window with fitted blinds. Radiator. Fitted wardrobes. Door to:

### En-Suite

#### **2.20 x 1.45 (7'2" x 4'9")**

Frosted double glazed window. Part tiled walls. Fitted shower cubicle with over head shower and controls. Wash hand basin set in a vanity unit. Mirror fronted cupboard. Low level flush WC with dual push button.

#### Bedroom Two

#### **3.20m x 2.36m (10'6" x 7'9")**

Double glazed windows with fitted blinds. Radiator. Downlight.

#### Bedroom Three

#### **2.16m x 2.12m (7'1" x 6'11")**

Double glazed window with fitted blinds. Radiator. Downlight.

#### Bathroom

#### **1.96m x 1.96m (6'5" x 6'5")**

Part tiled walls. Frosted double glazed window. Panel enclosed bath with fitted shower, mixer tap and glass screen. Wash hand basin set in a vanity unit with mixer tap. Low level flush WC with dual push button.

#### Outside

#### Rear Garden

Fence enclosed lawn area with slab paved patio surrounding and timber built shed to rear. Outside lights, power, water tap and side entrance.

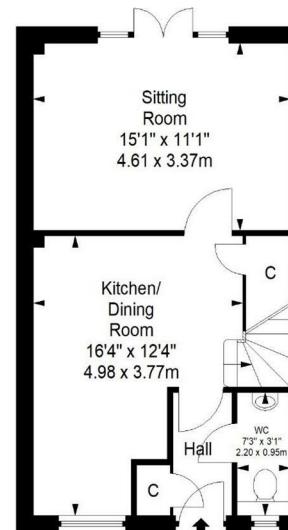
#### Front Garden

Beautifully presented shingled area with slab walkway to front door and side entrance. Two allocated parking spaces.

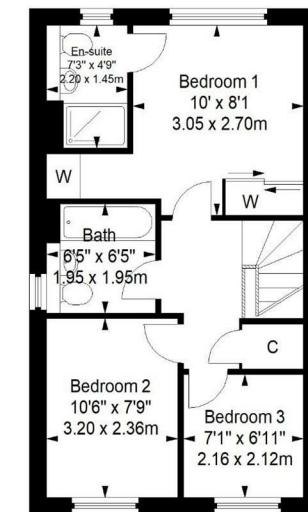


## Floor Plan Speckled Wood Walk

Ground Floor

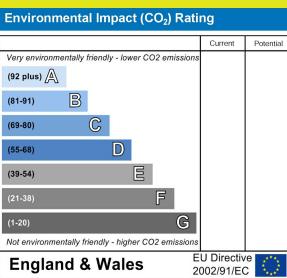
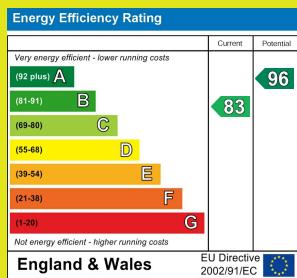


First Floor



Approximate gross internal floor area 78.1 sq m/ 840.7 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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