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Description

Robert Luff & Co are delighted to offer this beautifully presented, extended, semi-detached chalet style home located in a residential Cul-de-sac on the popular West Beach development. Shoreham High Street with it's fine array of independent shops, cafe's, bars and restaurants is within a 1.2 mile radius and Widewater Nature Reserve and beach are within just a few hundred yards. The 700 bus service passes along Brighton Road, providing easy access to Shoreham, Brighton, Worthing and beyond. The generous accommodation comprises: Entrance hall, through lounge/dining room, fitted kitchen, separate utility room, ground floor WC, two/three ground floor bedrooms, shower room, first floor landing, further double bedroom and family bathroom. Outside, there is a well maintained West facing rear garden with garden bar, a large outbuilding games room/potential annex and a garage accessed via a rear access road. Viewing essential!!



Key Features

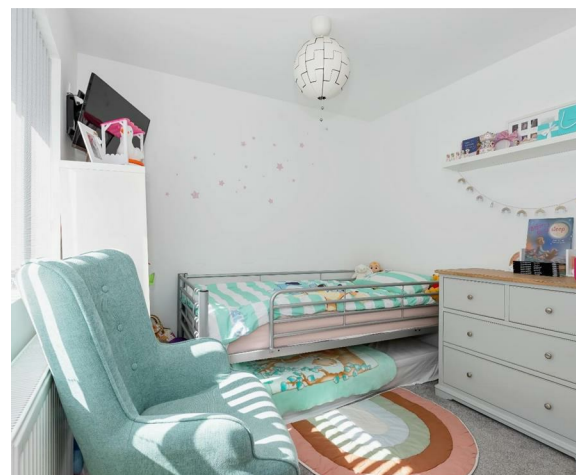
- Extended Semi-Detached Chalet Style Home
- Through Lounge/Diner
- Separate Utility Room
- West Facing rear Garden With Bar
- Garage
- Three/Four Bedrooms
- Fitted Kitchen
- Ground Floor Shower Room & First Floor Bathroom
- 15Ft X 19Ft Outbuilding/Potential Annex
- Ample Off Street Parking



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Entrance Hall

Double glazed windows & front door, wood effect flooring, radiator, coats cupboard.

Lounge/Dining Room

9.32m x 3.35m narrowing to 2.67m (30'7" x 11' narrowing to 8'9")

Sliding doors from entrance hall. Feature fireplace surround with "living flame" gas fire, downlighters, two radiators, patio doors to rear.

Kitchen

2.97m x 1.96m (9'9" x 6'5")

Double glazed window to rear. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, double electric oven, 6 burner gas hob, extractor hood, tiled splashbacks.

WC

Double glazed window, close coupled WC, tiled floor.

Utility Room

4.80m x 1.47m (15'9" x 4'10")

Double glazed window to rear. Fitted wall & base level units, space & plumbing for washing machine, upright radiator, tiled floor.

Bedroom

4.04m x 3.15m (13'3" x 10'4")

Double glazed window to front, radiator.

Nursery/Dressing Room

2.44m x 2.13m (8' x 7')

Double glazed window to side. doorway to:

Bedroom

3.23m x 2.74m (10'7" x 9')

Double glazed window to side, radiator

Shower Room

Double glazed window to side, fully tiled walls. Shower enclosure, vanity unit with wash hand basin & cupboard under, close coupled WC, radiator.

First Floor Landing

Double glazed window to side.

Bedroom

3.68m x 2.49m (12'1" x 8'2")

Double glazed window to rear, radiator.

Bathroom

Velux window to front. Fitted suite comprising: Panel enclosed bath with shower over, vanity unit with inset wash hand basin & drawer under, close coupled WC, heated towel rail, part tiled walls.

Outside

West Facing Rear Garden

Attractive rear garden, patio area, lawn, composite decking, raised flowerbed with lighting, various plants, shrubs & trees, wall & fence enclosed.

Garden Bar

2.31m x 1.65m (7'7" x 5'5")

Double glazed windows &
French doors, power & light.

**Outbuilding - Games
Room/Potential Annex**

**5.89m max narrowing to
5.18m x 4.65m (19'4" max
narrowing to 17' x 15'3")**

Double glazed doors and
windows, downlighters, large
storage cupboard, two
radiators.

Garage

**4.42m x 3.15m (14'6" x
10'4")**

Power, light, up & over door.



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Floor Plan Bristol Avenue



Total area: approx. 107.8 sq. metres (1160.5 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 | EU Directive 2002/91/EC |
| | | 73 | 84 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (82 plus) | A | | |
| (61-81) | B | | |
| (40-60) | C | | |
| (20-39) | D | | |
| (1-19) | E | | |
| (1-19) | F | | |
| (1-19) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | 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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