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Description

Robert Luff & Co are delighted to welcome to the market this wonderful family home located close to well regarded schools. The property benefits internally from three bedrooms, two reception rooms, fitted kitchen and family bathroom whilst outside offers a large rear garden, double garage and off road parking to the front. Shoreham High Street, with its array of artisan cafes, bars and restaurants in under a mile away, Shoreham's Mainline train station is located just 0.5 miles, whilst local bus links are close by making this the idea spot for commuters, families looking for weekend walks can easy access Shoreham Beach from here along with the River Adur. Call now to book your viewing

Key Features

- End-Of-Terrace Family Home
- Three Bedrooms
- Two Good-Sized Reception rooms
- Ample Off-Road Parking
- Beautiful West Facing Garden
- Council Tax Band - C
- Large Double Garage
- EPC Rating - TBC



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Entrance Hallway

Double glazed front door and windows. Radiator.

Front Porch

Double glazed windows. Door leading in.

Living Room

4.25 x 3.45 (13'11" x 11'3")

Double glazed bay window. Laminate floor. Feature fireplace. TV point. Radiator.

Dining Room

3.68 x 3.15 (12'0" x 10'4")

Double glazed French doors. Coving. Radiator. Laminate flooring.

Kitchen

3.48 x 1.96 (11'5" x 6'5")

Double glazed windows to rear. Wall mounted combi boiler. Electric hob with double oven below. Space and plumbing for washing machine and dishwasher. Roll top working surface incorporating a stainless steel sink drainer with mixer tap. Range of fitted wall and base level units. space for fridge/freezer.

Utility Room

Double glazed windows and door. Space for tumble dryer.

Landing

Double glazed window to side. Loft access with pull down ladder.



Bedroom

3.75 x 3.34 (12'3" x 10'11")

Double glazed window to rear. Radiator. Fitted wardrobes.

Bedrooms

3.68 x 3.34 (12'0" x 10'11")

Double glazed window to rear. radiator.

Bedroom

2.34 x 1.82 (7'8" x 5'11")

Double glazed window to rear. Radiator. Coving.

Bathroom

Double glazed frosted window to rear. Fully tiled walls. 'P' shaped bath with wall mounted shower above. Low level flush WC. Wash hand basin. Heated towel rail.

Outside

Rear Garden

West facing fence enclosed rear garden which is well maintained with a lawn area, block paved walkway, decking area, borders of shrubs and plants. The garden also benefits from a side and rear entrance, extra parking to the rear and entrance into:

Large Double Garage

7.26m x 4.88m (23'10" x 16'00")

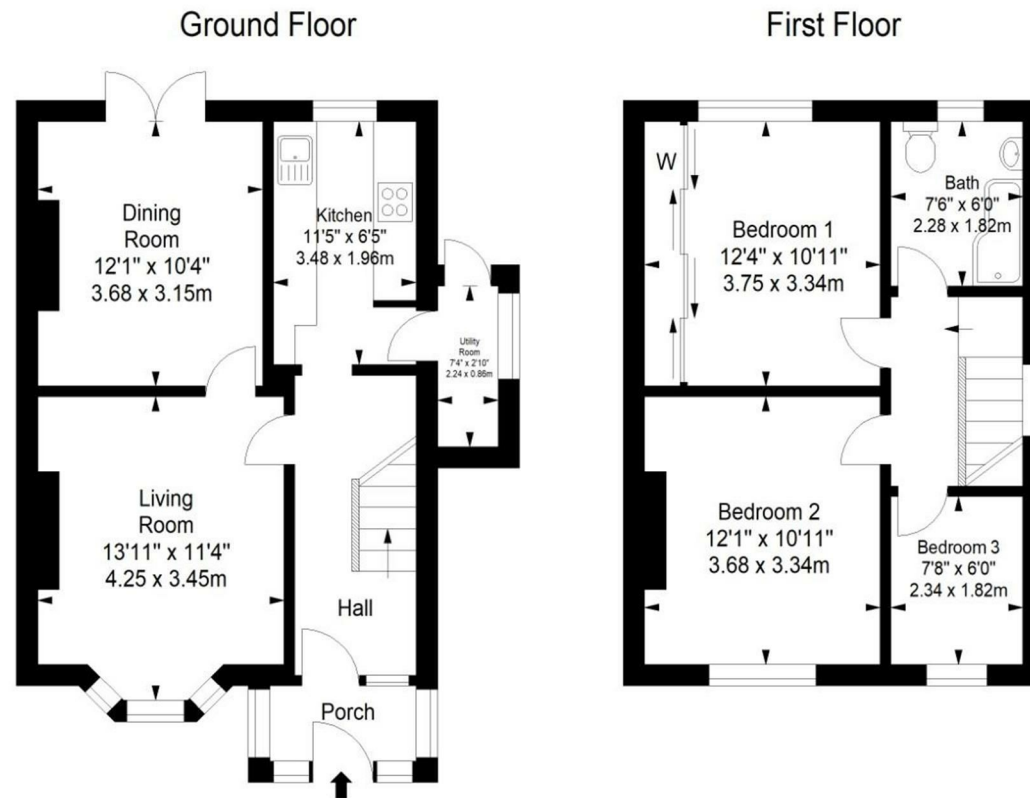
Large double garage with power and light and an up and over door.

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Floor Plan Adur Drive



Approximate gross internal floor area 86.6 sq m/ 932.2 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			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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