



1



4



2



B





## Description

\*\*\* GUIDE PRICE £425,000 - £450,000\*\*\* Robert Luff & Co are excited to offer this beautifully presented FOUR BEDROOM family home located on the popular "Southlands" development just off of Upper Shoreham Road in Shoreham. Local shops are available on Upper Shoreham Road whilst the town centre and mainline station are within easy walking distance. Several well regarded schools are close by, including, St Peters & St Nicholas Primary, Buckingham Primary and Shoreham Academy. The property has been greatly improved by the current owners and comprises: Entrance hall, fitted kitchen, luxury ground floor bathroom, living room, first floor landing, four bedrooms and further shower room/WC. Outside, there is an attractive low maintenance rear garden with bespoke entertainments bar and an undercover parking space. The property further benefits from planning permission for a loft conversion with rear dormer - planning application number AWDM/1762/22. VIEWING ESSENTIAL!!

## Key Features

- Modern Family Home
- Two Bathrooms
- Attractive Rear Garden
- Undercover Parking
- Council Tax Band: C
- Four Bedrooms
- Fitted Kitchen
- Garden Bar With Power
- Gas Central Heating & Double Glazing
- EPC: B



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### Entrance Hall

Double glazed window & front door, radiator.

### Kitchen

**2.69m x 2.69m (8'10" x 8'10")**

Double glazed window to front. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer one and a half bowl sink unit, space and plumbing for washing machine, integrated dishwasher, fitted electric oven, hob and hood, fridge/freezer, cupboard housing central heating boiler, downlighters.

### Bathroom

Fitted suite comprising: Freestanding bath with mixer tap, pedestal wash hand basin, close coupled WC, paneled walls, inset lights.

### Lounge

**4.65m x 4.37m (15'3" x 14'4")**

Double glazed windows & French doors, entertainments wall, downlighters, radiator, wood effect floor.

### First Floor Landing

Loft access, large storage cupboard housing Mega Flow tank.

### Bedroom One

**3.89m x 2.59m (12'9" x 8'6")**

Double glazed French doors to Juliet balcony, wardrobe, radiator.

### Bedroom Two

**3.48m x 2.62m (11'5" x 8'7")**

Double glazed French doors to Juliet balcony, radiator.

### Bedroom Three

**2.24m x 2.18m (7'4" x 7'2")**

Double glazed window to front, radiator.

### Bedroom Four

**2.18m x 2.06m (7'2" x 6'9")**

Double glazed window to rear, radiator.

### Outside

#### Rear Garden

Attractive, low maintenance rear garden comprising: Patio, artificial grass, raised deck, fence enclosed with side access via gate.

#### Entertainments Bar

Timber built lock up bar with power.

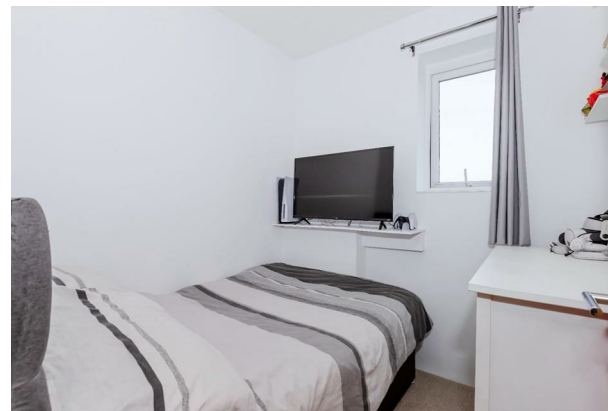
#### Parking Space

Undercover space for 1 car.

#### Estate Charge

£150 per 6 months.





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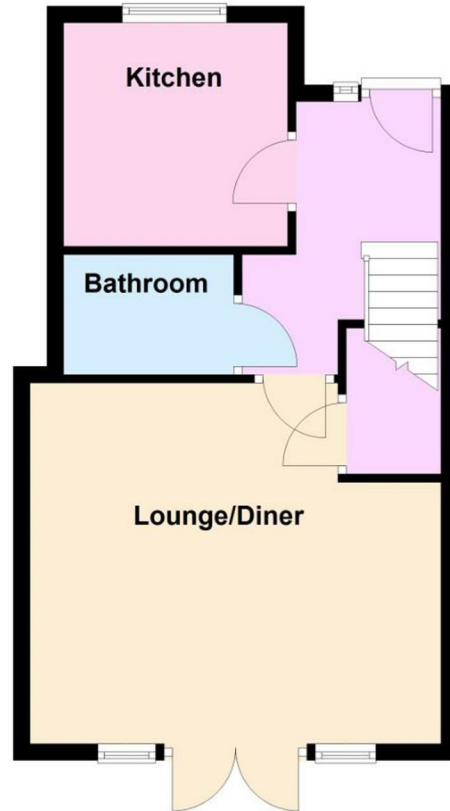
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## Floor Plan Rainbow Square

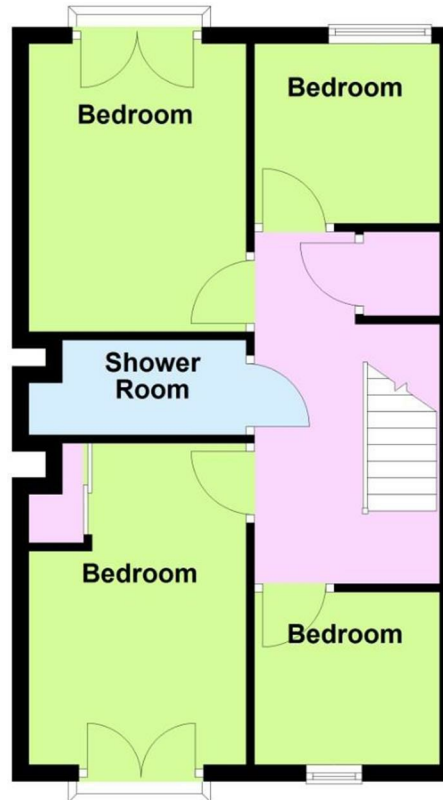
### Ground Floor

Approx. 39.7 sq. metres (427.2 sq. feet)

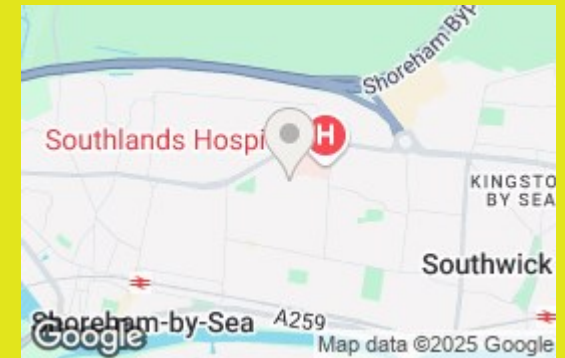


### First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 82.4 sq. metres (886.6 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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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