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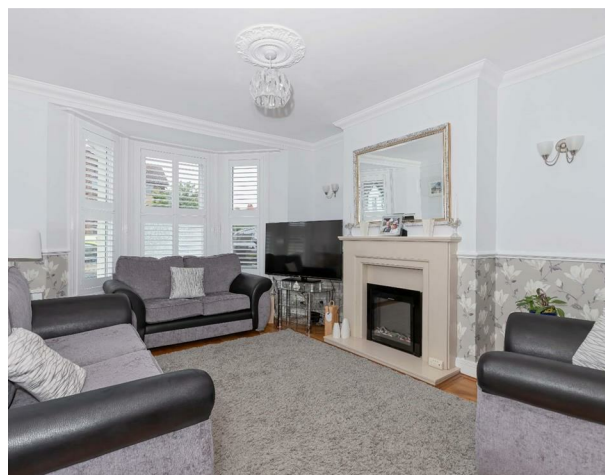
Description

We are delighted to offer to market this beautifully presented spacious family home ideally situated in this highly sought-after Southwick location with local schools, shops, parks, bus routes, and having easy access to both the A270 and A27 nearby. The versatile accommodation, which is spread over three floors, comprises an entrance hallway, a living room with a feature fireplace which flows into the spacious dining room, a large kitchen/breakfast room and a separate utility room. Upstairs, spread over two floors, there are four bedrooms, with the master bedroom having an en-suite, a spacious bathroom benefiting from a corner jacuzzi bath and separate shower cubicle, and having a separate WC. Other benefits include a large landscaped rear garden with a tiled patio area, a brick-built outbuilding having power and lighting, and having ample parking to the front of the property.



Key Features

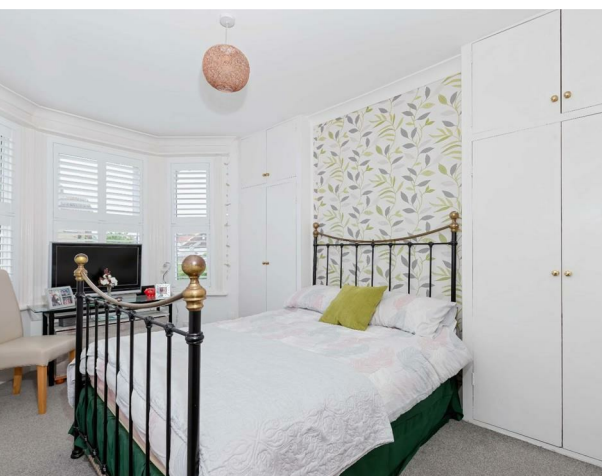
- Beautifully Presented Family Home
- Large Refitted Kitchen/Breakfast Room
- Separate Utility Room
- Landscaped Rear Garden
- Brick Built Outbuilding
- Four Bedrooms With En-Suite To Master
- Spacious Lounge/Diner
- Off-Road Parking
- Council Tax Band - D
- EPC Rating - D



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UPVC double glazed front door leading into:

Entrance Hallway

Wooden flooring. Radiator. Dado rail. Wall mounted cupboard housing electrics and meter readings. Door into:

Lounge/Diner

Wooden flooring. Two radiators. Coving. Dado rails. Downlights with handmade ceiling rose. Wall lights. Electric fireplace with marble hearth and surround. Double glazed bay window to front with fitted shutters. Double glazed window to rear. Fitted cupboards and shelving. Space for dining table and chairs.

Kitchen

Beautiful recently fitted kitchen with demon blue wall and base soft closing units. Granite effect working surfaces incorporating an oven with 5 ring gas hob and extractor over. Metal splash back and part tiled walls. Integrated dishwasher. One and a half bowl sink drainer with mixer tap. Space for stools. Understairs cupboard housing boiler and gas meter. Door to:

Utility

Dual aspect windows. double glazed velux window. Space and plumbing for washing machine and dryer. Space for fridge/freezer.

First Floor Landing

Radiator. Dado rail. Downlight. Wooden doors into:

Bathroom

3.15m x 2.72m (10'4" x 8'11")
Built in low level flush WC with push button. Wash hand basin set in a vanity unit with mixer tap. Wall mounted mirror and cupboard with light above. Corner jacuzzi bath with mixer tap and separate shower attachment. Separate fitted walk-in shower cubicle with rainfall hear and separate attachment. Part tiled walls. Coving. Spotlights. Frosted double glazed window to rear. Airing cupboard housing immersion tank with shelving. Radiator with towel rail above. Loft hatch with pull down ladder leading to boarded loft space.

Separate WC

low level flush WC. Frosted double glazed window.

Bedroom

Double glazed window to rear. Radiator. Coving and large skirting. TV point. Downlights.

Bedroom

Double glazed bay window to front with fitted shutters. Coving and large skirting. Two fitted wardrobes. Radiator. TV point.

Bedroom

Double glazed window to front.
Coving and large skirting.
Radiator. Downlight.

Second Floor Landing

Stairs leading up. Double
glazed window. Dado rail.
Spotlight. Door to:

Bedroom

Double glazed window to rear.
Fitted wardrobes, drawers and
cupboards. Radiator. Spotlights
and wall lights. Skirting. Door
to:

En-Suite

Two frosted double glazed
velux windows to front. Tiled
floor. Radiator. Wash hand
basin set in a vanity unit with
mixer tap. Fitted shower
cubicle with shower
attachment. Eaves storage
space. Fitted low level flush
WC with push button. Extractor
fan.

Garden

Beautifully landscaped rear
garden with mature shrubs and
trees providing seclusion. A
paved area leading to a well
maintained lawn area which
flows to a green house and
further paved area. To the rear
theres a brick built shed with
power and lighting. There's also
side access, an outside tap and
outside lights.

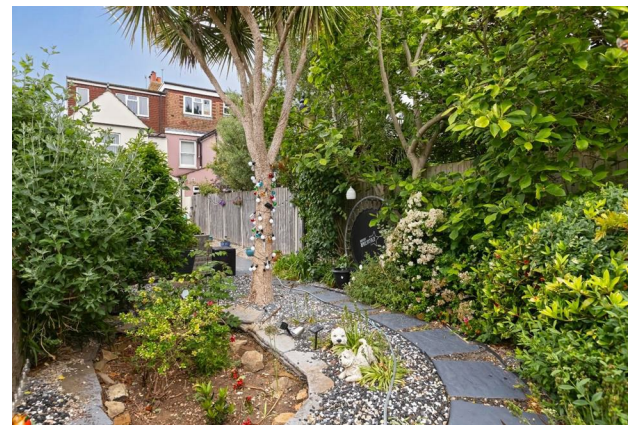
Driveway

Car hard standing driveway
with space for multiple
vehicles.

Agent Note

In accordance with the Estate
Agency Act 1979, we declare
that the Vendor of this
property is related to an
employee of Robert Luff & Co
estate agents.



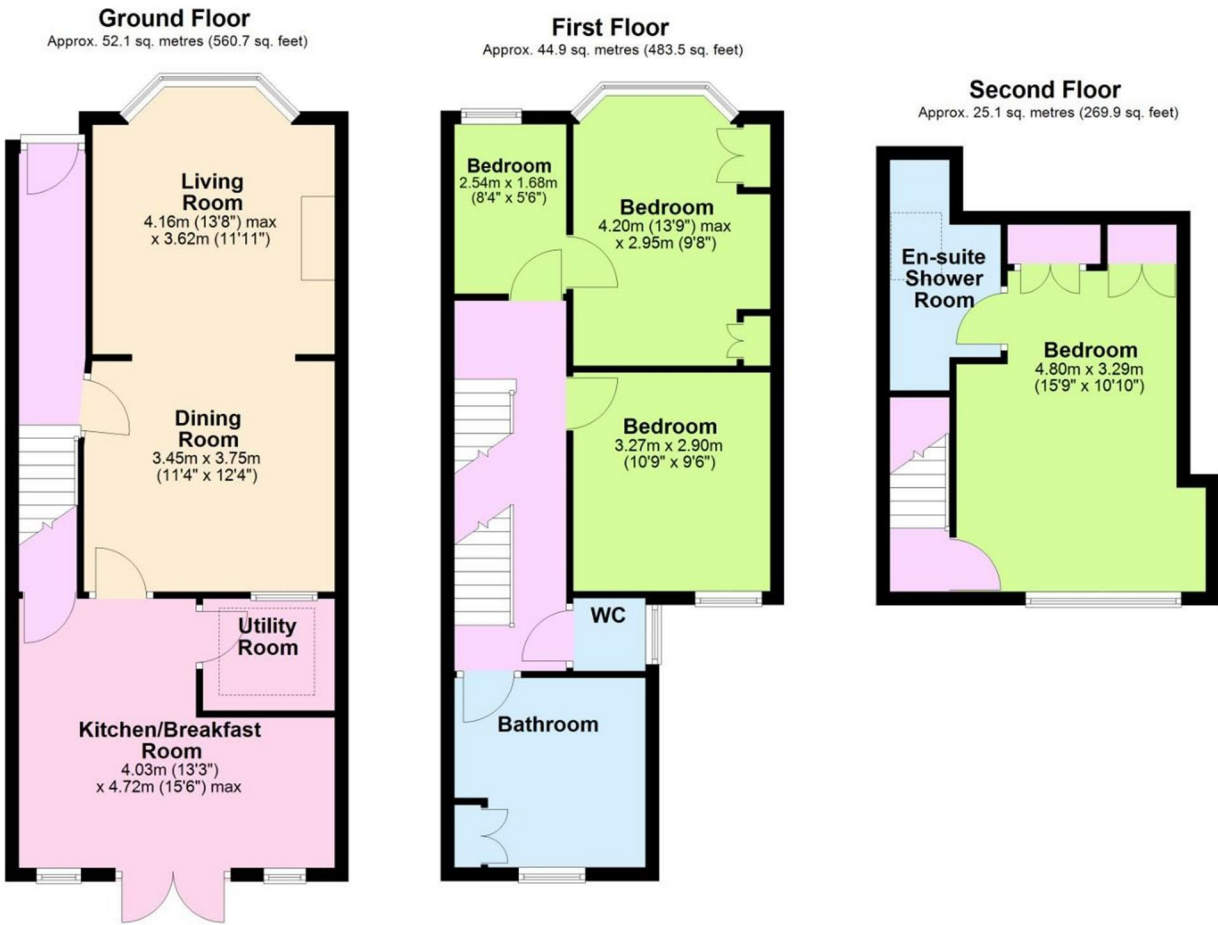


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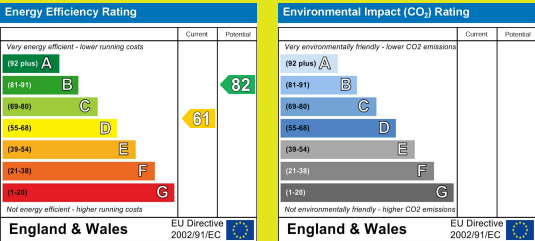
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Floor Plan Underdown Road



Total area: approx. 122.1 sq. metres (1314.0 sq. feet)



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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