



3



1



2



Description

Robert Luff & Co are delighted to present this spacious family home located on the popular West Beach development. Shoreham High Street with its fine array of independent shops, cafe's, bars & restaurants is within a 1 mile radius and Widewater Nature Reserve and beach are just a few minutes walk away. The property, which has been the subject of great improvement by the current owner, however requires some finishing in order for the prospective buyer to "put their own stamp" on it, comprises: Entrance hall, through lounge/dining room with air conditioning unit, ground floor bathroom, contemporary fitted kitchen with integrated appliances, first floor landing, three bedrooms and further bathroom. Outside, there is a low maintenance rear garden and ample off street parking to the front. Viewing recommended - NO ONWARD CHAIN!

Key Features

- Popular West Beach
- Three Bedrooms
- Contemporary Fitted Kitchen
- Gas Central Heating, Air Conditioning, Double Glazing
- EPC: TBC
- Close Bus Routes, Shops & Beach
- Two Bathrooms
- Off Street Parking
- No Onward Chain
- Council Tax Band: C





Entrance Hall

Double glazed window & front door, cupboard housing electrical consumer unit.

Lounge/Dining Room

6.83m x 3.66m narrowing to 3.15m (22'5" x 12' narrowing to 10'4")

Double glazed window to front, three upright radiators, recessed lighting, feature wall/TV unit, wall mounted air conditioning unit.

Bathroom

Downlighters. Fitted suite comprising: Panel enclosed bath with mixer tap & shower over, vanity unit with wash hand basin & WC, paneled walls, ladder radiator.

Kitchen

4.57m x 3.81m (15' x 12'6")

Double glazed windows & French doors to rear. Fitted kitchen comprising: Range of fitted wall & base level units, fitted worksurfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, double electric oven, gas hob with extractor hood over, floor level lighting, space & plumbing for washing machine & dishwasher.

First Floor Landing

Loft access, downlighters.

Bedroom One

3.96m x 3.35m (13' x 11')

Double glazed window to front, radiator.

Bedroom Two

2.74m x 2.69m (9' x 8'10")

Double glazed window to rear.

Bedroom Three

3.12m x 1.83m (10'3" x 6')

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear. Fitted suite comprising: Panel enclosed bath with mixer tap & shower over, vanity unit with built in WC & wash hand basin, paneled walls, ladder radiator.

Outside

Rear Garden

Decking, decorative gravel, fence enclosed with rear access via gate.

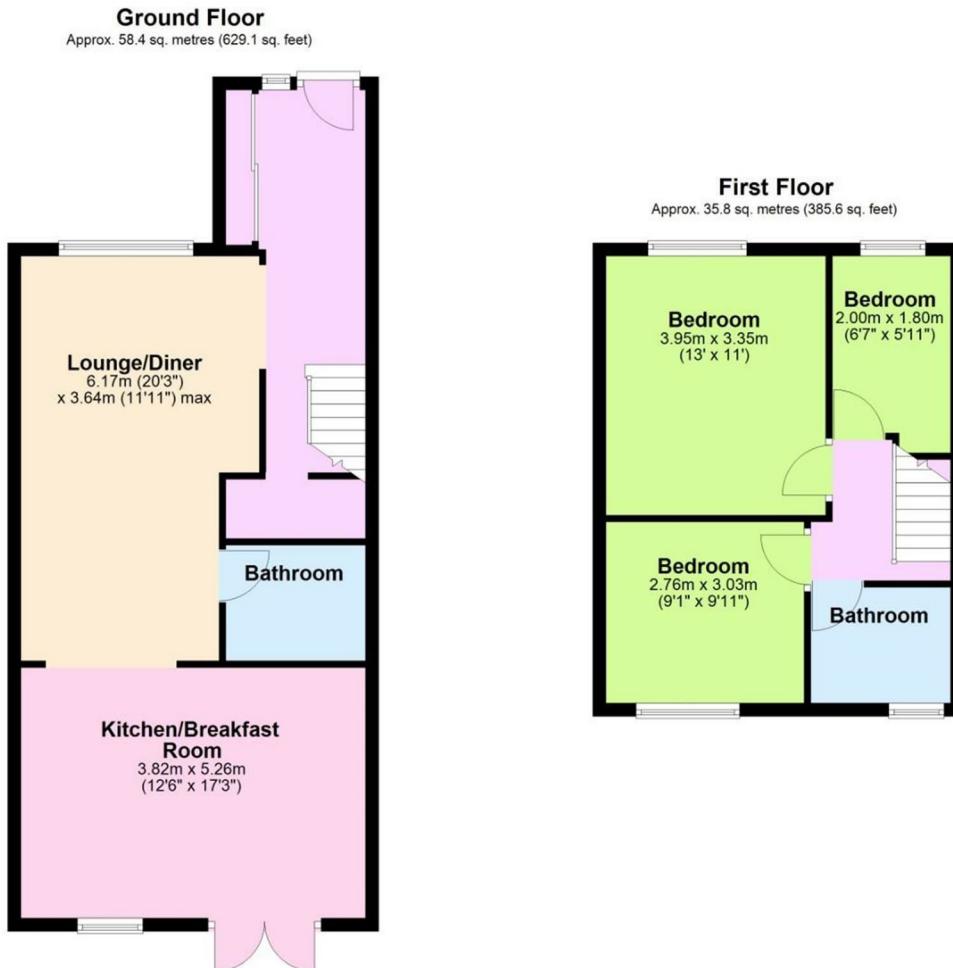
Timber Shed

Large timber shed with power & light.

Parking

For two vehicles to front.

Floor Plan Orient Road



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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.

robertluff.co.uk

3-7 South Street, Lancing, West Sussex, BN15 8AE
01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co