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Description

Robert Luff & Co are delighted to offer to the market this beautifully presented and extended link-detached chalet home ideally situated in this desirable Shoreham location, which is just a stone's throw away from the seafront. The versatile accommodation comprises four double bedrooms, with the bedroom upstairs benefiting from an en-suite, a spacious kitchen with integrated appliances, a large lounge/diner with a feature log burner, an integrated garage with utility to the rear, a conservatory and a fully tiled bathroom. Outside, there's a spacious driveway providing ample off-road parking and a sunny west-facing organic nature attracting garden with a wide range of mature shrubs and bushes and a wild ground cover lawn area to encourage biodiversity.

There is currently planning permission granted to further extend the roof by adding a dormer to the south aspect roof, raise the ridge and add roof light, full details can be found on Adur & Worthing council planning website using reference; AWDM/0898/22



Key Features

- Link Detached Family Home
- Planning Permission Granted For Further Extension To Loft
- Off Road Parking For Multiple Cars
- First Floor Bedroom With En-suite
- Integrated Garage With Additional Storage Area
- Moments From Shoreham Beach
- West Facing Rear Garden
- Four Double Bedrooms
- Owned Solar Panels Generating A 'Feed Back Tariff'
- Council Tax Band - E & EPC - TBC



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Front Door

leading to:

Hallway

Wood laminate flooring, stairs to first floor, doors to:

Bedroom

Carpet, double glazed window, radiator

Bedroom

Carpet, double glazed window, radiator

Bathroom

Fully tiled, bath with shower over, low level flush w/c, wash hand basin in vanity unit, heated towel rail, double glazed window

Bedroom

Wood laminate flooring, double glazed window, radiator

Lounge

Wood laminate, 2 x radiator, log burner, double glazed window, double glazed sliding doors to:

Conservatory

Wood laminate flooring, double glazed windows, double glazed door to garden, orangery style roof, door to garage

Kitchen

Wood laminate flooring, range of eye and base level units with work surfaces over, stainless steel sink drainer, space for

fridge freezer, electric oven, gas hob with extractor fan, integrated dishwasher, integrated washing machine.

Integrated Garage

Power & light, up and over door.

First floor

Bedroom

Carpet, double glazed window, radiator, door to:

En-suite Shower Room

Fully tiled, double glazed window, low level flush WC, wash hand basin set in a vanity unit, walk-in shower, heated towel rail, storage space.

Storage/Landing

Velux window, double glazed bi folding doors, storage.

Outside

Rear Garden

Fence enclosed rear garden which is laid to patio with raised beds, side access and an organic nature attracting lawn area.

Off Road Parking

Dropped kerb with driveway laid to patio



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Floor Plan Winterton Way



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			(81 plus) A		
(81-91) B			(61-80) B		
(69-80) C			(51-60) C		
(55-68) D			(39-50) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(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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