# Robert Luff & co

### Winterton Way, Shoreham-By-Sea

Freehold - Price £800,000





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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 ensuite, 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 Four Double Bedrooms
- Integrated Garage With Additional Council Tax Band E & EPC TBC Storage Area

- Moments From Shoreham Beach
- West Facing Rear Garden
- First Floor Bedroom With En-suite
  Owned Solar Panels Generating A 'Feed Back Tariff'















### 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 glaz3ed 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

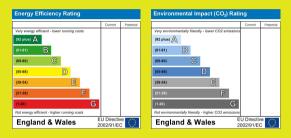




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