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Description

Robert Luff & Co are delighted to present this incredibly spacious, extended family home conveniently located in popular Southwick. Recreation facilities are available at Southwick Leisure centre, which is within a few minutes' walk and well regarded schools for all ages are close by. Southwick Square offers a fine array of shopping facilities, including Little Waitrose, Co-Op, greengrocers, butchers, fish and chip shop and several bakeries/coffee shops. The impressive accommodation comprises: Entrance porch, entrance hall, ground floor WC, through lounge/dining room, office, open plan kitchen/breakfast room, first floor landing, master bedroom with en-suite shower room, three further bedrooms and family bathroom. Outside, there is a low maintenance rear garden, off street parking and a garage with electric door. Viewing Essential - VENDOR SUITED!!



Key Features

- Substantial Family Home
- Office
- Further Family Bathroom
- Low Maintenance Garden
- EPC: B
- Impressive Living Accommodation
- Four Bedrooms - En-Suite To Master
- Off Street Parking & Garage With Electric Door
- VENDOR SUITED
- Council Tax Band: C



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Entrance Porch

Double glazed window & front door, inner door leading to:

Entrance Hall

Window to front, understairs storage cupboard, further storage cupboard, laminate flooring, radiator.

WC

Coving, double glazed window, close coupled WC, wash hand basin with cupboard under, part tiled walls.

Lounge/Dining Room

6.83m x 2.97m (22'5" x 9'9")

Double glazed window to front, coving, picture rail, wall lights, TV point, radiator.

Office/Study

2.59m x 2.44m (8'6" x 8')

Coving, double glazed French doors to rear, tiled floor with underfloor heating, built in units.

Kitchen/Breakfast Room

5.99m x 3.23m (19'8" x 10'7")

Double glazed window to rear, double glazed door to side. Range of fitted wall & base level units, fitted worksurfaces incorporating single drainer one and a half bowl sink unit with mixer tap, space for range cooker with extractor hood over, integrated fridge/freezer, dishwasher and microwave, tiled

splashbacks, underfloor heating in kitchen area, picture rail, space for dining table, laminate flooring in breakfast room.

First Floor Landing

Coving, loft access, storage cupboard with slatted shelving.

Bedroom One

3.66m x 3.05m (12' x 10')

Double glazed window to front, downlighters, built in wardrobes, radiator.

En-Suite

Double glazed window to rear. Suite comprising: Walk in shower enclosure, close coupled WC, vanity wash hand basin with mixer tap and drawers under, downlighters, heated towel rail.

Bedroom Two

3.58m x 3.25m (11'9" x 10'8")

Coving, double glazed window to rear, downlighters, built in wardrobe.

Bedroom Three

3.53m x 3.00m (11'7" x 9'10")

Coving, double glazed window to front, built in wardrobe, radiator.

Bedroom Four

3.23m x 2.16m (10'7" x 7'1")

Coving, double glazed window to front, downlighters, radiator.

Shower Room

Coving, double glazed window to

rear. Walk in shower enclosure, close coupled WC, pedestal wash hand basin, laminate flooring, heated towel rail.

Outside

Rear Garden

Block paved patio, lawn, fence enclosed.

Parking

To front providing access to:

Garage

5.84m x 3.45m (19'2" x 11'4")

Power, light, electric door, downlighters, wall units, boiler and water cylinder, personnel door to rear.



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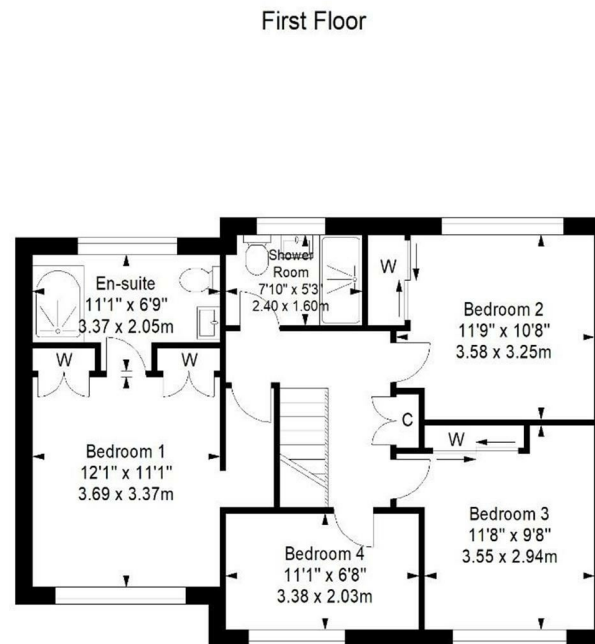
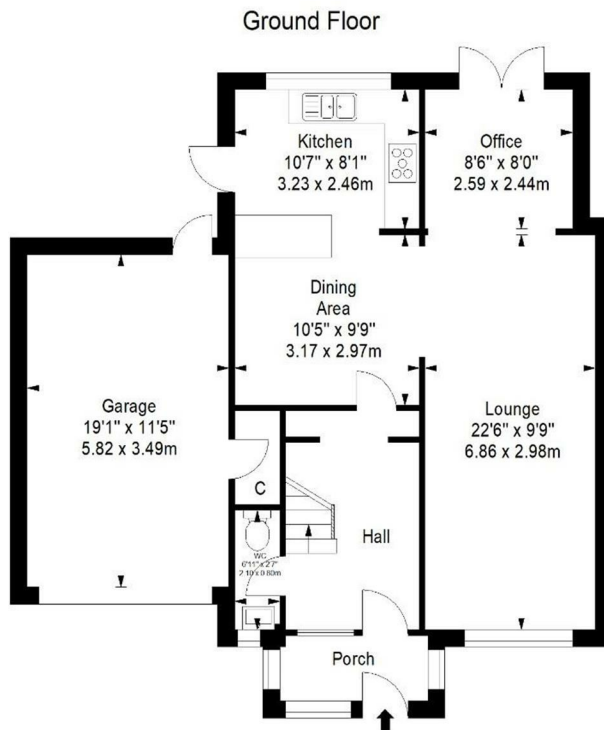


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Floor Plan Old Barn Way



Approximate gross internal floor area 147.6 sq m/ 1588.8 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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