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Description

Robert Luff & Co are pleased to present this end-of-terrace house, situated in the highly desirable and peaceful residential area of Shoreham Beach. Perfectly suited for couples, small families, or professionals, this charming home offers a wonderful balance of comfort, style, and functionality.

The property boasts two generously sized double bedrooms, each offering ample space for furnishings and natural light, making them ideal for restful retreats or versatile home office setups. The heart of the home is the open-plan living and dining area, which provides a warm and inviting space for both relaxing and entertaining. A standout feature of this room is the attractive log burner, which not only adds character but also offers a cosy focal point during the colder months.

Property will include new carpets, new kitchen, some redecoration once current tenants vacate -
CURRENT CONDITION WHEN VIEWING IS PRE-WORK COMMENCING

The well-appointed family bathroom benefits from a modern design and includes a skylight that fills the space with natural light, enhancing its bright and airy feel.

Externally, the property continues to impress with a private rear garden that includes a combination of decking and patio—ideal for outdoor dining, entertaining, or simply enjoying the fresh air. A garage with power and lighting offers excellent storage or workshop potential, as well as secure off-street parking.

Key Features

- End of Terrace
- Open Plan Lounge/Diner with Log Burner
- Shoreham Beach Location
- Property will include new carpets, new kitchen, some redecoration once current tenants vacate- stock photos.
- Two Double Bedrooms
- Garage
- EPC Rating: D
- CURRENT CONDITION WHEN VIEWING IS PRE-WORK COMMENCING

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Front Garden

Mainly laid to lawn, patio area, shrub borders, wall enclosed.

Entrance Porch

Double glazed front door, double glazed window to side and front.

Entrance Hall

Double glazed front door, radiator, stairs to the first floor.

Lounge

3.76 x 3.66 (12'4" x 12'0")

Double glazed window to front, wood burner, TV point, arch way leading to:

Dining area

3.33 x 2.46 (10'11" x 8'1")

Double glazed patio doors leading to garden, radiator.

Kitchen

3.53 x 2.03 (11'7" x 6'8")

Fitted kitchen with a range of wall and base units, work surface, sink/drain, gas cooker point, space and plumbing for washing machine, space and plumbing for dishwasher, boiler, door leading to rear porch.

Rear Porch

Double glazed window to rear, door leading to garden.

Landing

Storage cupboard, loft access.

Bedroom 1

**3.89 x 3.56 (3.88 x 3.55)
(12'9" x 11'8")**

Double glazed window to side, built in storage, radiator, feature fireplace.

Bedroom 2

3.53 x 2.69 (11'7" x 8'10")

Double glazed window to rear, radiator.

Bathroom

Partly tiled, skylight, shower cubical, wash hand basin, toilet.

Rear Garden

Fence enclosed garden mainly laid to lawn with raised decked area, door to garage.

Garage

Power and light.

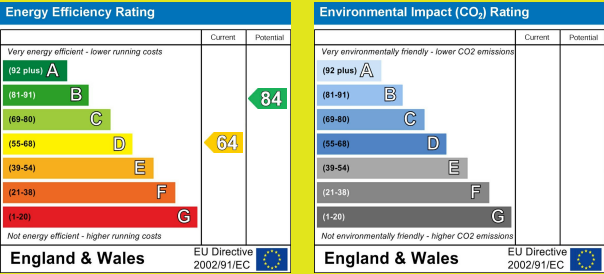
Fees Apply

£360 - single applicant, £540 -

Joint Applicant, £180 -

Guarantor/Any Further Applicant.

Note: All fees include referencing fees, check in & out, inventory costs.



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