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Description

Robert Luff & Co are excited to present this impressive, beautifully presented and incredibly spacious chalet style home, occupying a generous corner plot in ever popular Shoreham-By-Sea. Buckingham Park with its sports and leisure facilities is within a 600 metre radius and well regarded schools are close by, including Shoreham Academy - rated "Outstanding" by Ofsted. Local shops are available on Upper Shoreham Road, whilst Holmbush shopping centre is just a few minutes by car. Stunning South Downs walks can be accessed via a bridge at the top of the road. The accommodation, which spans 2,248 Square Feet, briefly comprises: Reception hall, incredible 29ft x 23ft lounge/diner, a generous kitchen featuring attractive solid wood worktops and breakfast bar, extensive cupboard space and ample room for cooking, dining and entertaining, two generous ground floor bedrooms, contemporary shower room, utility room, first floor landing, three further double bedrooms and fantastic family bathroom with freestanding bath and walk in shower. Outside, there is an attractive rear garden with 20ft x 11ft fully insulated gym/garden room and ample off street parking to the front. VIEWING ESSENTIAL!!



Key Features

- Incredible 2,248 sq ft Chalet Home
- Two Bathrooms
- Contemporary Kitchen
- Garden Gym/Work Room
- Shoreham Academy Catchment
- Five Bedrooms
- Huge Living Space
- Utility Room
- Ample Off Street Parking
- EPC: TBC



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Reception Hall

Double glazed windows & front door, wooden flooring, understairs storage cupboards, downlighters, radiator.

Bedroom

3.76m x 3.38m (12'4" x 11'1")

Double glazed windows to front, downlighters, radiator.

Bedroom

3.30m x 2.06m (10'10" x 6'9")

Double glazed windows to front, downlighters, radiator

Shower Room

Double glazed window to side, downlighters, walk in shower enclosure, wash hand basin, close coupled WC, ladder radiator.

Lounge/Dining Room

8.84m x 6.78m (29' x 22'3")

Downlighters, wooden flooring, feature fireplace, lantern window, 3 radiators, bi-fold doors to rear.

Kitchen

5.31m x 4.19m (17'5" x 13'9")

Double glazed windows to rear & side. Fitted kitchen comprising: Range of fitted wall & base level units, wood block work-surfaces, fitted electric oven, single drainer one and a half bowl sink unit with mixer tap, space & plumbing for "American" style

fridge/freezer, island with wood block work surface & gas hob, radiator.

Utility Room

2.92m x 1.37m (9'7" x 4'6")

Double glazed windows & door to side, wall & base level units, work-surface, space & plumbing for appliances, downlighters, radiator.

First Floor Landing

Velux window to front, downlighters, large storage cupboard.

Bedroom

4.17m x 3.96m (13'8" x 13')

Double glazed window to rear, built in wardrobes, wall lights, radiator.

Bedroom

3.53m x 3.35m (11'7" x 11')

Double glazed window to rear, radiator.

Bedroom

3.96m x 5.36m (13' x 17'7")

Double glazed window to front, radiator. Door to:

Snug Area

2.44m x 2.03m (8' x 6'8")

Bathroom

3.89m x 3.28m (12'9" x 10'9")

Double glazed Velux window. Fitted suite comprising: Freestanding bath with

standpipe & shower
attachment, close coupled WC,
walk in shower enclosure, sink
with mixer tap, ladder radiator.

Outside

Rear Garden

Deck, lawn, patio, wall & fence
enclosed.

Gym/Outbuilding

**6.15m x 3.45m (20'2" x
11'4")**

Fully insulated, wall lights,
French doors.

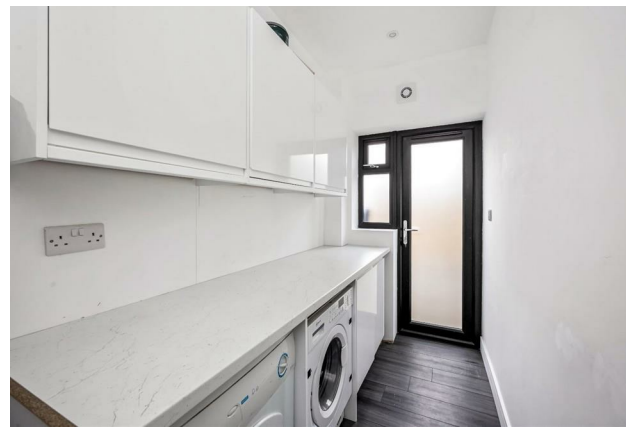
Parking

Ample parking to front.



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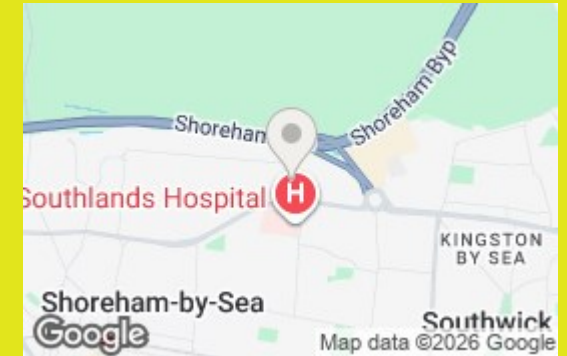
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Floor Plan New Barn Road

New barn Road



Approximate Gross Internal Area (Excluding Outbuilding) = 208.89 sq m / 2248.47 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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.

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