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Description

Robert Luff & Co are excited to offer this spacious and well maintained DETACHED chalet style home, enviably located just yards from the beach. Shoreham town centre is within half a mile (12 minute walk via Adur Ferry Bridge) and local shops, pub & eateries are just a short stroll away on Shoreham Beach. Well regarded schools are also close by, including Shoreham Beach Primary and the 700 bus service passes along Brighton Road, providing easy access to Brighton, Worthing & beyond. The generous accommodation features: Spacious reception hall, "L shaped" lounge/dining room, conservatory, kitchen/breakfast room, ground floor double bedroom, ground floor bathroom & separate WC, first floor landing, impressive master bedroom with fitted furniture and en-suite shower room and further double bedroom. Outside, there is an attractive SOUTH FACING REAR GARDEN, a workshop/hobbies room, garage with electric roller door and ample parking to the front. Viewing highly recommended - NO ONWARD CHAIN!



Key Features

- Prime Coastal Location
- Three Large Double Bedrooms
- Off-Road Parking For Multiple Vehicles
- Downstairs Family Bathroom
- Useful Studio/Workshop space
- *CHAIN FREE*
- Ensuite Shower Room Upstairs
- Garage With New Electric Roller Door
- Large South Facing Garden
- EPC Rating D. Council Tax Band E



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Entrance Hall

Double glazed windows to front, double glazed front door, radiator.

Lounge/ Diner

6.86m x 3.71m max (22'6" x 12'2" max)

Double glazed windows to rear & side, parquet flooring, radiator, feature brick built fireplace.

Conservatory

4.98m x 4.27m (16'4" x 14')

Double glazed windows to rear & sides, double glazed door to rear, tiled floor.

Kitchen/ Breakfast Room

6.22m x 3.15m (20'5" x 10'4")

Double glazed windows to rear, double glazed door to side. Fitted kitchen comprising: Range of fitted wall & base level units, fitted worksurfaces incorporating sink unit with mixer tap, electric oven with extractor hood over, space & plumbing for washing machine, tumble dryer & dishwasher, space for fridge freezer, tiled splash-backs, space for breakfast table, radiator, double glazed back door.

Bedroom Three

4.17m x 3.20m (13'8" x 10'6")

Double glazed windows to front & side, radiator.

Ground Floor Bathroom

Double glazed window to side. Fitted suite comprising: Panel enclosed bath with shower over, pedestal wash hand basin, part tiled walls, radiator.

Separate WC

Double glazed window to side, close coupled WC.

Primary Bedroom

4.83m x 4.11m (15'10" x 13'6")

Double glazed windows to front & side with coastal views over beach green to the beach huts beyond, fitted "Sharps" wardrobes and dresser unit, storage into eaves, radiator.

Ensuite Shower Room

Double glazed window to rear. Fitted suite comprising: Shower enclosure with wall mounted shower, close coupled WC, pedestal wash hand basin, part tiled walls, heated towel rail.

Bedroom Two

5.18m x 4.27m max (17' x 14' max)

Double glazed windows to rear & side, fitted wardrobes, radiator.

Garage

5.54m x 2.54m (18'2" x 8'4")

Electric roller door, power & light.



Studio/ Workshop

4.01m x 3.35m (13'2" x 11')

Windows & door from garden,
power, light, wall & base level
units, sink unit with mixer tap.

Outside

South Facing Rear Garden

Patio, lawn, greenhouse,
various plants, shrubs & trees,
ornamental fish pond, side
access.

Front Garden

Laid to patio, flower beds.

Private Driveway



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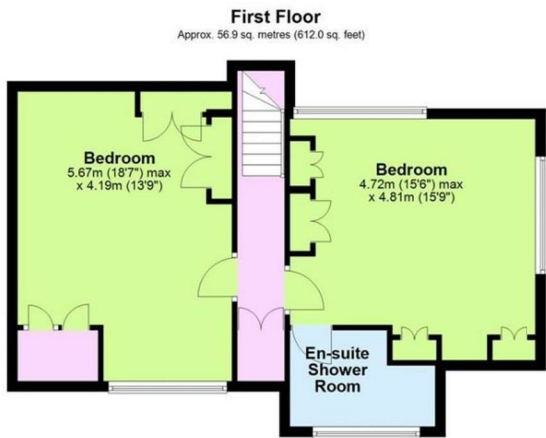
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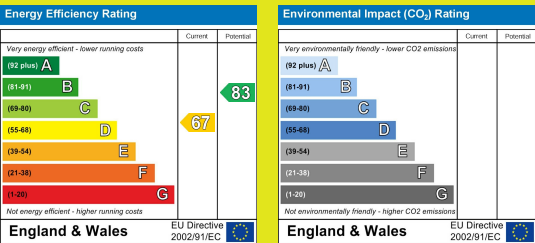
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Floor Plan Beach Green



Total area: approx. 179.9 sq. metres (1936.5 sq. feet)



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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