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Description

Robert Luff & Co are delighted to offer this newly refurbished and beautifully presented two double bedroom maisonette, ideally located in the heart of Shoreham town centre. Situated just moments from an excellent selection of independent shops, cafés, bars, restaurants and Shoreham's mainline railway station, the property is perfectly positioned for commuters and those seeking a vibrant coastal lifestyle. Beautiful riverside walks are on your doorstep, with Shoreham Beach just a short stroll across the Ferry Bridge.

The accommodation has been finished to a high standard throughout and comprises a brand new contemporary kitchen/dining room with fully integrated appliances, a bright south-facing living room with attractive river glimpses, two generous double bedrooms, including a principal bedroom with river views and a second bedroom enjoying stunning views towards the South Downs, together with a stylish modern bathroom.

Further benefits include gas central heating, double glazing, new carpets and flooring throughout, and a newly installed consumer unit. This exceptional home offers modern living in one of Shoreham's most desirable locations and is available to let immediately.

Key Features

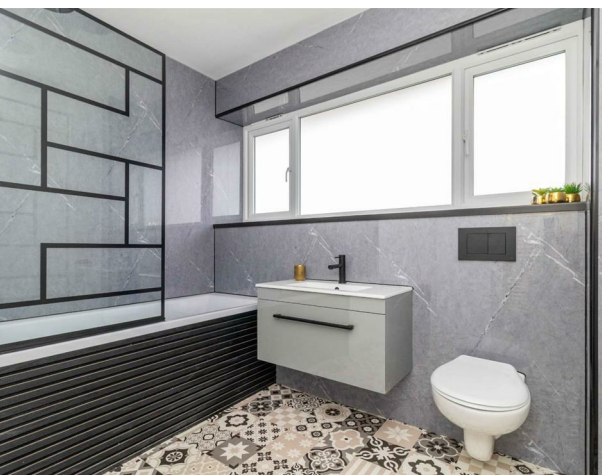
- Two Double Bedroom Maisonette
- Heart Of Shoreham Town Centre
- Moments From Riverside Walks & Minutes From The Beach
- Newly Refurbished Throughout
- Contemporary Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- Superb Views
- EPC: energy rating D
- Council Tax Band: B



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Communal Front Door

Accessed via Shoreham High Street.
Stairs to First Floor.

Double Glazed Front Door

To:

Entrance Hall

Cupboard housing combination boiler, further cupboard housing electrical consumer unit.

Kitchen/Diner

5.23m x 3.53m (17'2" x 11'7")

Double glazed window to front.
Fitted kitchen comprising: Range of fitted wall & base level units, fitted work-surfaces incorporating single drainer one and half bowl sink unit with mixer tap, fitted electric oven with gas hob & extractor hood over, integrated washing machine, dishwasher, fridge & freezer, large storage cupboard, space for dining table, radiator.

Living Room

5.23m x 3.89m (17'2" x 12'9")

Double glazed window to rear with river glimpses, radiator.

First Floor Landing

Loft access, storage cupboard.

Bedroom One

4.29m x 3.43m (14'1" x 11'3")

Double glazed window to rear with partial river views, wardrobe, radiator.

Bedroom Two

4.37m x 2.57m (14'4" x 8'5")

Double glazed window to front with stunning views over Shoreham to the South Downs, radiator

Bathroom

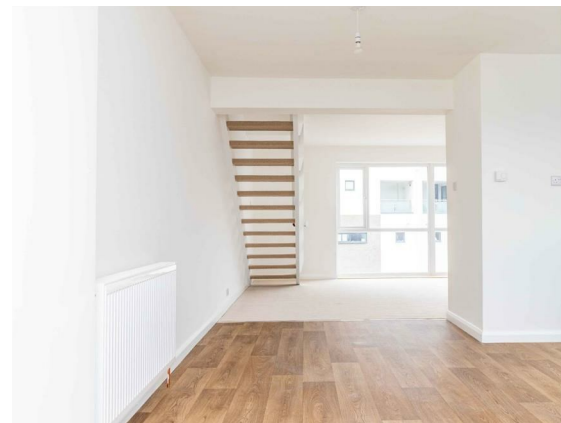
Contemporary suite comprising: Panel enclosed bath with mixer tap and shower over, vanity wash hand basin with mixer tap and drawer under, WC, heated towel rail, double glazed window.



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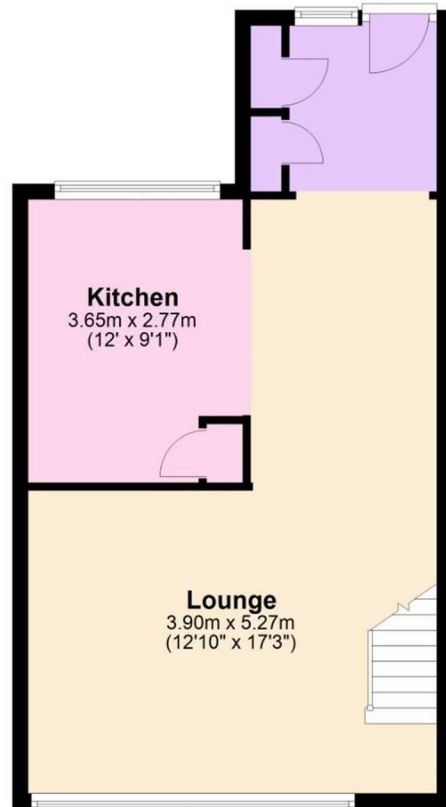
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Floor Plan High Street

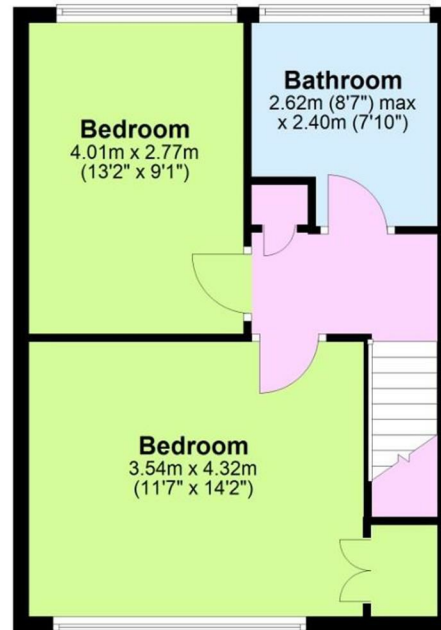
Ground Floor

Approx. 45.7 sq. metres (492.0 sq. feet)

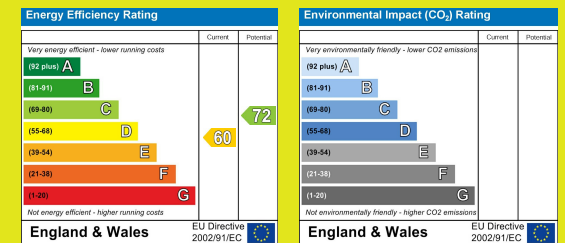


First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 86.0 sq. metres (925.8 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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