



Offers In Excess Of  
£500,000  
Freehold

## Upper Shoreham Road, Shoreham

- BRAND NEW HOME
- TWO BATHROOMS
- SOUTH FACING GARDEN
- ECO-FRIENDLY AIR SOURCE HEATING
- VIEWING ESSENTIAL!!
- THREE DOUBLE BEDROOMS
- SET BACK FROM UPPER SHOREHAM ROAD
- PARKING
- WELL REGARDED SCHOOLS CLOSE BY

Robert Luff & Co are delighted to present this BRAND NEW TOWNHOUSE, ideally located close to well regarded schools, shops and transport links. This beautifully designed three storey townhouse combines modern comfort with effortless style, offering three spacious double bedrooms, including a master with en-suite shower room, alongside a luxurious family bathroom with underfloor heating and a sleek, fully integrated kitchen. Energy-efficient air source heating and contemporary finishes throughout make it a perfect turnkey home. Outside, the property benefits from a low maintenance SOUTH FACING REAR GARDEN and allocated parking. DON'T MISS OUT!!

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

Entrance Hall

Ground Floor WC

Fitted Kitchen

South Facing Living Room

First Floor Landing

Master Bedroom

En-Suite Shower Room

Bedroom Two

Family Bathroom

Second Floor Landing

Bedroom Three

Outside

South Facing Rear Garden

Patio, laid to lawn, timber shed, fence enclosed.

Parking

Allocated.



# Floorplan

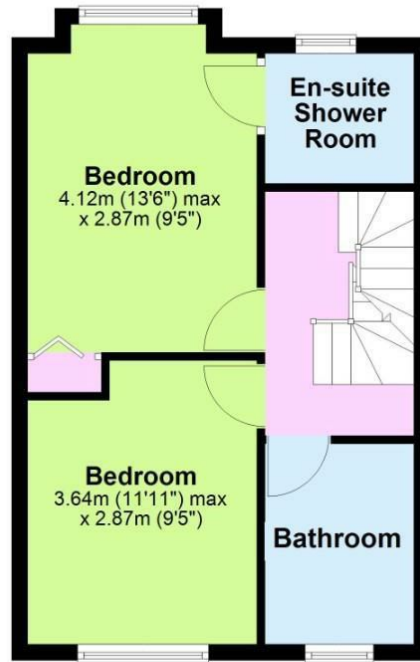
## Ground Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



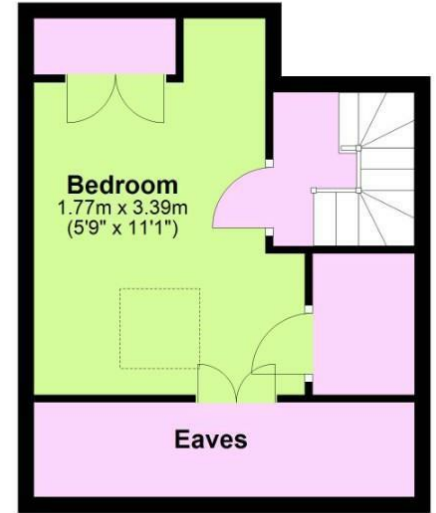
## First Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



## Second Floor

Approx. 26.9 sq. metres (289.1 sq. feet)



Total area: approx. 100.5 sq. metres (1081.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.