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## Description

Robert Luff & Co are excited to present this fabulous opportunity to acquire an extended family home, enviably located on a private road adjacent to Buckingham Park. Several well regarded schools are close by including St. Nicholas Primary and Shoreham Academy. Shoreham town centre, with its fine array of independent shops, bars, cafés and restaurants is within easy walking distance and the mainline station provides easy access to Brighton and London. The property, which boasts a wealth of period features, whilst offering potential buyers the opportunity to add their own stamp, comprises: Entrance porch, entrance hall, living room, extended dining room, sun room, kitchen, lean-to, ground floor WC, first floor landing, 23ft primary bedroom with en-suite shower room, two further bedrooms, bathroom & separate WC. Outside, there is a fantastic approx. 100ft rear garden, ample parking, a double timber garage and further car port. Viewing essential - NO CHAIN!!



## Key Features

- Extended End Of Terrace Family Home
- Two Receptions
- Double Garage & Car Port
- Scope For Improvement
- EPC: TBC
- Three Generous Bedrooms - En-Suite To Master
- Approx. 100ft Rear Garden
- Private Road Opposite Buckingham Park
- No Chain
- Council Tax Band: E



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### Entrance Hall

Single glazed windows and front door, double glazed window to side, picture rail, under-stairs cupboard, radiator and night storage heater.

### Living Room

**5.26m x 3.66m (17'3" x 12')**

Coving, picture rail, double glazed bay window to front, feature fireplace with tiled inserts, stripped wooden flooring.

### Dining Room

**6.27m x 3.15m max  
narrowing to 2.67m (20'7" x 10'4" max narrowing to 8'9")**

Picture rail, stripped wooden flooring, tiled fireplace, radiator, night storage heater, windows & doors to:

### Sun Room

**4.27m x 2.31m (14' x 7'7")**

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

### Kitchen

**5.99m x 2.44m max,  
narrowing to 1.60m (19'8" x 8' max, narrowing to 5'3")**

Single glazed window to rear, double glazed window to side. Range of fitted wall & base level units, worksurfaces incorporating 2 bowl sink unit with mixer tap, tiled splash-backs, solid fuel burner, side door to:

### Lean-To

Doors to front & rear.

### WC

WC.

### First Floor Landing

Loft access, picture rail, stripped wooden flooring, double glazed window to side, airing cupboard.

### Bedroom One

**7.09m x 4.88m max,  
narrowing to 3.12m min  
(23'3" x 16' max, narrowing to 10'3" min)**

Picture rail, double glazed windows to rear overlooking garden and distant sea views, lantern window, two night storage heaters.

### En-Suite

Double glazed window to side, shower enclosure with wall mounted electric shower, pedestal wash hand basin, close coupled WC with wooden seat, tiled splash-back, electric heater.

### Bedroom Two

**5.18m x 3.66m (17' x 12')**

Double glazed bay window to front, picture rail, feature tiled fireplace, radiator and night storage heater.

### Bedroom Three

**2.59m x 1.96m (8'6" x 6'5")**  
Double glazed window to front, picture rail, electric radiator.



### **Bathroom**

Fitted suite comprising: Panel enclosed bath with mixer tap & electric shower over, wash hand basin with mixer tap, part tiled walls, electric heated towel rail.

### **Separate WC**

Double glazed window to side, high flush cistern WC.

### **Outside**

#### **Rear Garden**

Lawn, various plants, shrubs & trees, fruit trees and brick built outbuilding.

#### **Front Garden**

Formal front garden laid to lawn

#### **Parking**

Ample parking for two vehicles.

#### **Double Garage**

Timber built with double doors.

#### **Car Port**

To side of garage.



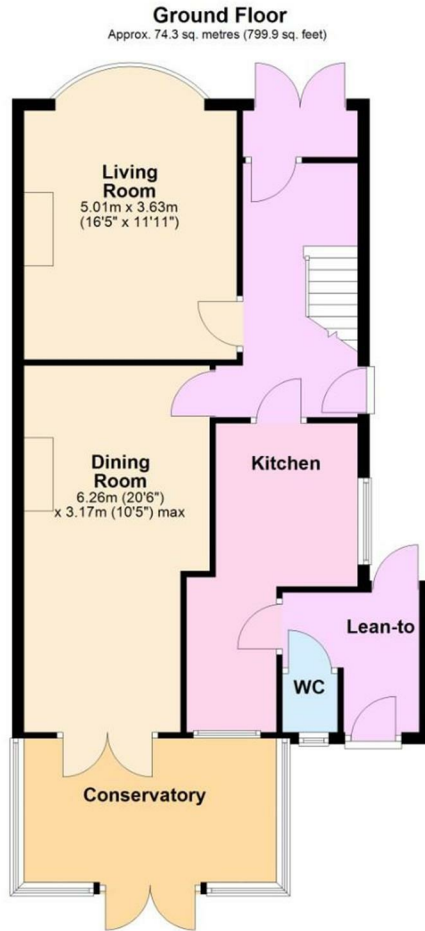


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# Floor Plan Parkside



Total area: approx. 136.0 sq. metres (1464.0 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(61-80) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(39-48) <b>D</b>		
(39-54) <b>E</b>			(29-38) <b>E</b>		
(21-38) <b>F</b>			(11-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<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.

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