



3



2



2



B

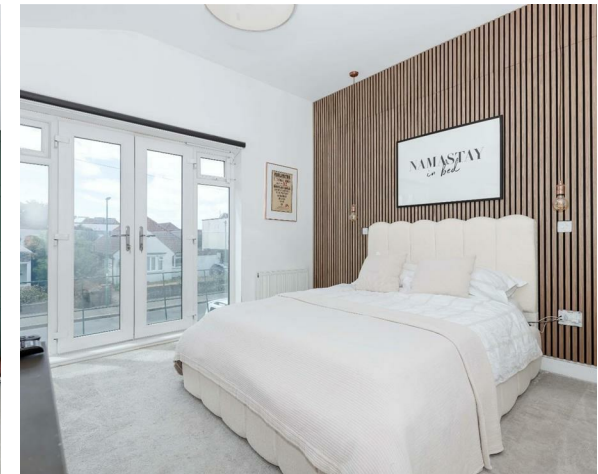


## Description

Robert Luff & Co are excited to offer this beautifully presented semi-detached home, ideally located on central Shoreham Beach, just moments from local shops, restaurant, take aways and public house. The beach itself is just a couple of minutes' walk away and Shoreham town centre is a short stroll over the Ferry footbridge. This stylish property, which was constructed in 2017, offers spacious accommodation, comprising: Entrance hall, ground floor WC, South facing living room, contemporary, open plan kitchen/dining room, first floor landing, impressive primary bedroom with vaulted ceiling, Juliet balcony & en-suite shower room, two further generous bedrooms and luxury family bathroom with freestanding double ended bath & separate shower enclosure. Outside, there is a beautiful, low maintenance rear garden with sunken firepit seating area, ideal for entertaining, a garden office and ample off street parking with an EV charging point. VIEWING ESSENTIAL!!

## Key Features

- Contemporary Semi-Detached Home
- Moments From The Beach, Shops & Bridge To Shoreham Town Centre
- Impressive Master Bedroom With Vaulted Ceiling & En-Suite Shower Room
- Luxury Bathroom
- Open Plan Kitchen/Dining/Family Room
- South Facing Living Room
- Stunning Low Maintenance Rear Garden With Sunken Firepit Seating Area
- Ample Parking With EV Point
- EPC: B
- Council Tax Band: D



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**Entrance Hall**

**WC**

**South Facing Living Room**  
*4.39m x 3.40m (14'5" x 11'2")*

**Open Plan Kitchen/Diner**  
*5.49m x 5.05m (18' x 16'7")*

**First Floor Landing**

**Primary Bedroom**  
*3.73m x 3.51m (12'3" x 11'6")*  
With South facing Juliet balcony.

**En-Suite Shower Room**

**Bedroom Two**  
*3.20m x 2.59m (10'6" x 8'6")*

**Bedroom Three**  
*2.95m x 2.62m (9'8" x 8'7")*

**Luxury Bathroom**

**Outside**

**Rear Garden**  
Artificial grass, sunken deck seating area, outside storage, side access.

**Garden Office**  
With power & light.

**Parking**  
Shingle parking with ample space for two cars, EV point.



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# Floor Plan The Meadway



Total area: approx. 97.4 sq. metres (1048.4 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>		92	(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <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		
England & Wales	EU Directive 2002/91/EC		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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