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B



## Description

\*\*\*GUIDE PRICE £350,000 - £375,000\*\*\* Robert Luff & Co are delighted to offer this EXTENDED & well presented terraced house, located in a small residential Cul-de-sac in popular Upper Beeding. Well regarded Upper Beeding Primary & Steyning Grammar secondary schools are close by and local shops & pub are a short walk away. The generous accommodation briefly comprises: Entrance hall, 23ft Lounge/Diner, modern fitted kitchen, first floor landing with access to boarded loft space with Velux window, two double bedrooms, further single bedroom and family bathroom. Outside, there is a good size, low maintenance South facing rear garden, garage and off street parking. VIEWING ESSENTIAL!



## Key Features

- Extended Family Home
- Modern Kitchen & Bathroom
- Recent Boiler
- Good Size Low Maintenance Rear Garden
- EPC: B
- 23ft Lounge/Diner
- 3KW Solar PV With Feed In Tarrif
- Three Bedrooms
- Garage & Parking
- Council Tax Band: C



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### Entrance Hall

**Lounge/Dining Room**  
7.01m x 4.27m narrowing to 2.82m (23' x 14' narrowing to 9'3")

**Kitchen**  
3.86m x 3.38m (12'8" x 11'1")

**First Floor Landing**  
Access to boarded loft space with power, light & Velux window.

**Bedroom One**  
3.53m x 3.00m (11'7" x 9'10")

**Bedroom Two**  
3.28m x 2.31m (10'9" x 7'7")

**Bedroom Three**  
2.67m x 1.83m (8'9" x 6')

### Bathroom

### Outside

**South Facing Rear Garden**  
Patio, artificial grass, decking, undercover seating area, outside power, lights & tap.

**Garage**  
To rear with personnel door from rear garden.

**Parking**  
Shingle parking area to front.



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# Floor Plan Monks Walk

## Ground Floor

Approx. 44.4 sq. metres (478.3 sq. feet)

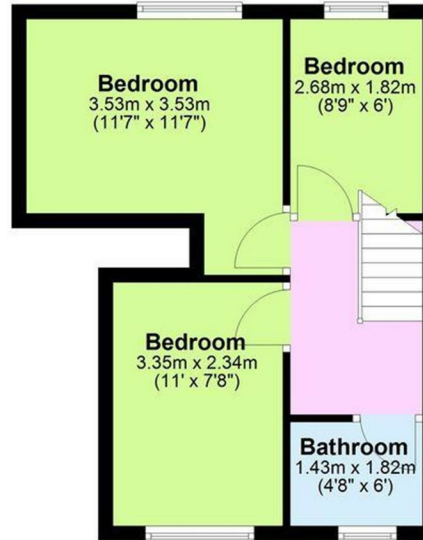


**Lounge/Dining Room**  
6.98m x 4.26m  
(22'11" x 14')

**Kitchen**  
3.35m x 4.26m  
(11' x 14')

## First Floor

Approx. 31.7 sq. metres (341.6 sq. feet)



**Bedroom**  
3.53m x 3.53m  
(11'7" x 11'7")

**Bedroom**  
2.68m x 1.82m  
(8'9" x 6')

**Bedroom**  
3.35m x 2.34m  
(11' x 7'8")

**Bathroom**  
1.43m x 1.82m  
(4'8" x 6')

Total area: approx. 76.2 sq. metres (819.9 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>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(23-34) <b>E</b>		
(21-38) <b>F</b>			(11-23) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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