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D



Description

Robert Luff & Co are excited to offer this IMMACULATE semi-detached bungalow, enviably located in the popular seaside town of Shoreham-By Sea. The town centre & mainline station are within a one mile radius and Holmbush shopping centre is close by. The property has been greatly improved by the current owners, including a new driveway, kitchen, flooring and beautiful, low maintenance garden. The generous accommodation briefly comprises: Entrance hall, living room with feature fireplace, contemporary fitted kitchen with integrated appliances, conservatory, two double bedrooms and modern shower room. VIEWING ESSENTIAL - VENDOR SUITED!!

Key Features

- Semi-Detached Bungalow
- Two Double Bedrooms
- Modern Shower Room
- Beautiful Low Maintenance Garden
- EPC: D
- Immaculately Presented
- Recently Fitted Kitchen
- Conservatory
- Garage With Electric Roller Door
- Council Tax Band: C



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Entrance Hall

Living Room
4.67m x 3.18m (15'4" x 10'5")

Contemporary Fitted Kitchen
3.00m x 2.69m (9'10" x 8'10")

Conservatory
5.28m x 2.29m (17'4" x 7'6")

Bedroom One
3.96m x 3.18m (13' x 10'5")

Bedroom Two
3.48m x 2.74m (11'5" x 9')

Shower Room

Loft Space
Fully insulated

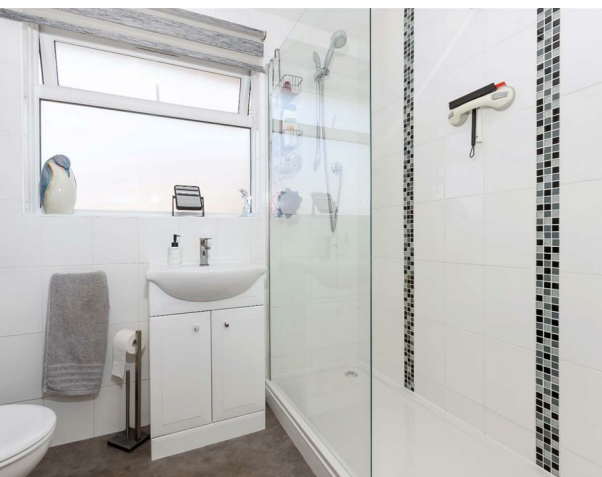
Outside

Rear Garden

Off Street Parking
Recently laid parking area

Private Driveway
To:

Garage
Electric roller door.



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Floor Plan Crown Road

Floor Plan
Approx. 13.6 sq. metres (146.9 sq. feet)



Floor Plan
Approx. 69.1 sq. metres (743.7 sq. feet)



Total area: approx. 82.7 sq. metres (890.6 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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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