

SHOREHAM OFFICE

31 Brunswick Road, Shoreham-By-Sea, West Sussex, BN43 5WA

Tel. 01273 441341 shoreham@jacobs-steel.co.uk



Upper Shoreham Road, Shoreham By Sea, West Sussex BN43 5NB | £585,000

- Semi Detached House
- Two Reception Rooms
- Kitchen/ Breakfast and Utility Room
- Beautiful South Facing Garden
- Garage
- Three Double Bedrooms
- Conservatory
- Two Bathrooms
- Front Garden
- Off Road Parking For Two Vehicles



Jacobs Steel are delighted to offer for sale this beautifully presented semi detached house. The property has a lovely south facing garden, off road parking and would make the ideal family home.

Conveniently situated within 0.5 miles of Shoreham mainline railway station and the Town Centre with its comprehensive shopping facilities, health centre and library which are all just a short walk away. There is a footbridge at the end of East Street over the River Adur to Shoreham Beach, and pleasant walks and rides nearby over the South Downs or up the Adur Valley.

PORCH: Georgian style double glazed windows and door to front and door to entrance hall, tiled flooring.

ENTRANCE HALLWAY: 17' 8" x 5' 10" (5.38m x 1.78m)
Radiator, engineered oak flooring, stairs to first floor, with under stairs cupboard, doors to lounge and kitchen.

LOUNGE: 15' 4" x 13' (4.67m x 3.96m) Double glazed window and sliding door to rear leading to conservatory, gas fire place, radiator, two wall mounted lights, multi panelled doors to dining room.

DINING ROOM: 16' 7" x 13' (5.05m x 3.96m) Bow fronted double glazed windows, radiator.



CONSERVATORY: Fully double glazed enjoying southerly aspect, ceiling fan, tiled flooring, views over rear garden and French doors leading to garden.

KITCHEN: 11' 9" x 8' 9" (3.58m x 2.67m) Comprising a range of eye level units with down lighting and base level units and drawers, integrated dishwasher, integrated fridge, built in microwave and oven with grill, work surfaces over with tiled splash backs, inset stainless steel one and a half bowl single drainer sink with chrome mixer tap, inset four ring gas hob with extractor hood over, tv point, Valliant boiler (fitted in November 2017), slate effect floor, recess lighting, double glazed window to rear over looking garden, additional fitted cupboard, open arch way to utility/ breakfast area.

UTILITY ROOM/ BREAKFAST ROOM: 8' x 7' (2.44m x 2.13m) Plumbing and space for washing machine, space for additional appliances, breakfast room, slate effect flooring, double glazed windows to rear and door leading to garden, door to shower room.

SHOWER ROOM: White suite comprising double shower cubicle, pedestal wash hand basin with chrome mixer tap, low level WC, part tiled walls, chrome towel radiator, fitted towel rail, recess lighting, shaver point, extractor fan, obscured double glazed window to side.

FIRST FLOOR LANDING: Access to loft, radiator, double glazed windows to side, doors to bedrooms and family bathroom.

BEDROOM TWO: 16' 10" x 9' 8" (5.13m x 2.95m) Bow front double glazed windows, fitted wardrobes, radiator.

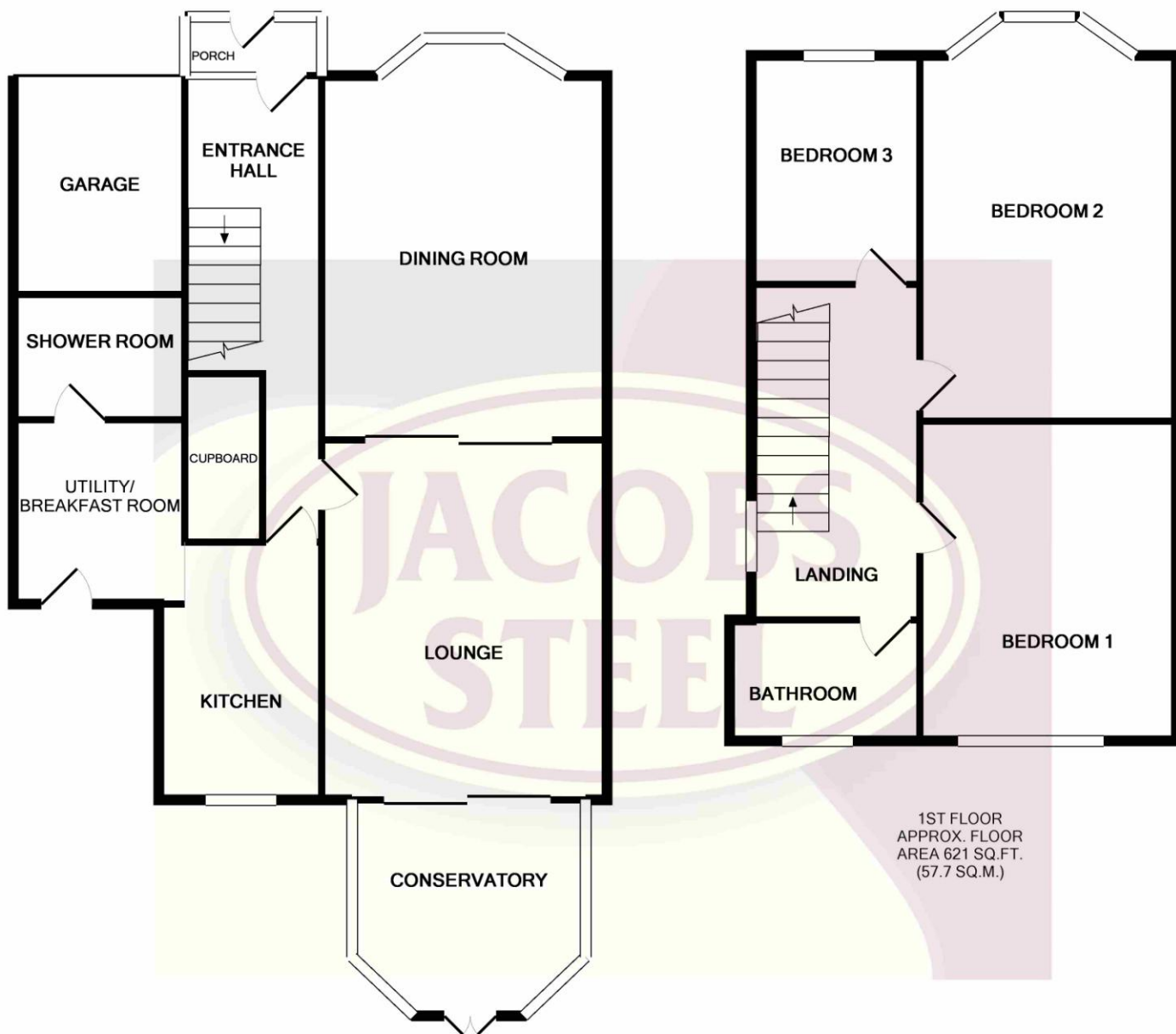
BEDROOM ONE: 13' 6" x 11' 6" (4.11m x 3.51m) Double glazed windows to rear with views, fitted wardrobes, two wall mounted lights, radiator.

BEDROOM THREE: 11' x 8' (3.35m x 2.44m) Double aspect with double glazed windows to front and side with views towards the South Downs, radiator.

FAMILY BATHROOM: 8' 9" x 7' 8" (2.67m x 2.34m) Comprising panelled bath with chrome mixer tap and wall mounted chrome shower and fitted shower screen, vanity sink unit with wash hand basin and chrome mixer tap, closed couple WC, tiled surround, recess lighting, towel radiator, extractor fan, fitted cupboards, airing cupboard housing hot water tank and immersion heater, wall mounted mirror with lighting over, radiator and obscured double glazed window to rear.

GARAGE/ STORAGE/ WORKSHOP: 10' x 8' (3.05m x 2.44m) Currently being used as a workshop due to its size, water tap, new roof fitted February 2018 with an up and over door.





GROUND FLOOR
APPROX. FLOOR
AREA 957 SQ.FT.
(88.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 621 SQ.FT.
(57.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1578 SQ.FT. (146.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Floor Area

1,399 sq ft / 130sq m - floor area is quoted from the EPC

Tenure

Freehold

Council Tax

Band E Adur District Council

Viewing Arrangements

Strictly by appointment

Contact Details

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01273 441341

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.