



14, Saffron Close, Shoreham-By-Sea, BN43 6JF

Spencer  
& Leigh



14, Saffron Close,  
Shoreham-By-Sea, BN43 6JF

£1,850 Per Calendar Month -

- Attractive semi detached family home
- Three bedrooms
- Spacious lounge & dining room
- Modern fitted kitchen
- White bathroom suite
- Well presented interior
- Gas fired central heating
- Double glazed windows
- Lawn rear garden
- Located in a quiet close

Conveniently located in a quiet close within walking distance of Holmbush, this well presented three bedroom semi detached home is well worth a look. The interior has a contemporary feel being neutrally presented with grey carpets and is offered to let on an unfurnished basis. There is a good size lounge with extends into a dining room and in turn a kitchen. The three bedrooms and family bathroom are located on the first floor and have a pleasant outlook over neighbouring gardens. An East facing lawn garden is considered low maintenance and provides a pleasant space to relax and entertain family. Council Tax Band - C



Entrance Hall

Lounge  
15'5" x 12'9"

Kitchen  
8'10" x 7'8"

Dining Room  
8'10" x 7'10"

Bedroom 1  
12'11" x 9'2"

Bedroom 2  
11'4" x 9'2"

Bedroom 3  
7'11" x 6'6"

Bathroom

Garden

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

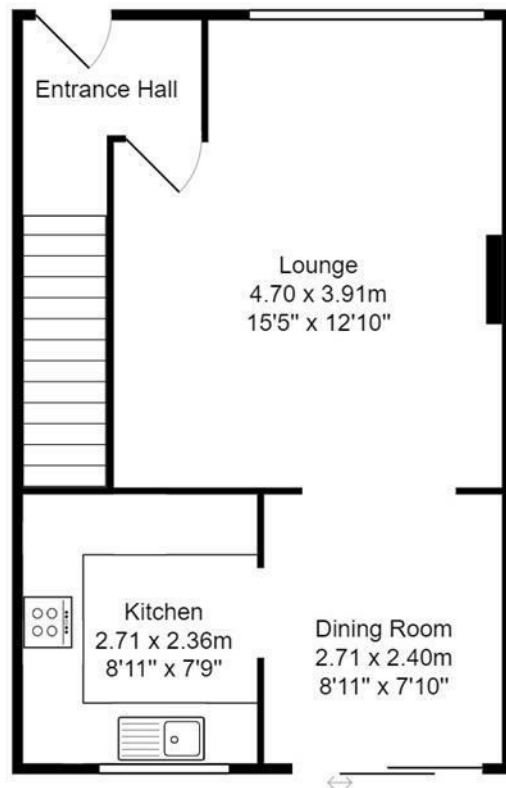
w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- Adur & Worthing  
Council Tax Band:- C

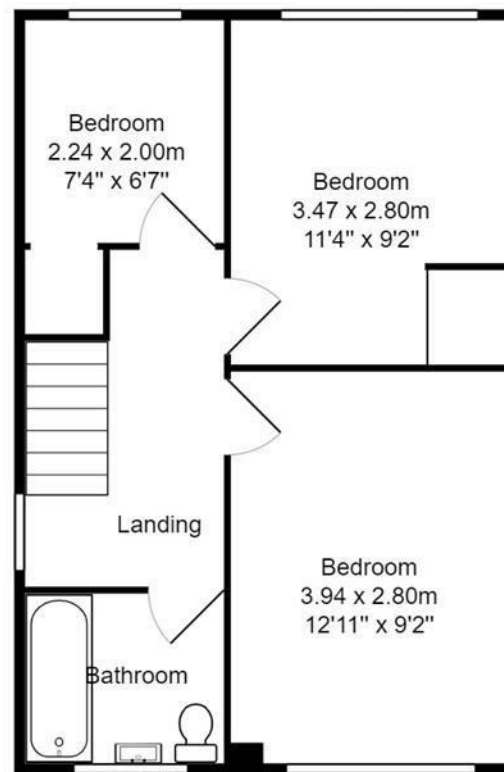
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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### Ground Floor

Area: 36.4 m<sup>2</sup> ... 392 ft<sup>2</sup>



### First Floor

Area: 36.4 m<sup>2</sup> ... 392 ft<sup>2</sup>

**Total Area: 72.8 m<sup>2</sup> ... 784 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.