

Asking Price £550,000 Freehold

- Four Bedroom Town House
- Beautifully Presented To High Standard
  Off Road Parking & Integral Garage Throughout
- · Moments Walk From Shoreham High Street & Shoreham Beach
- · Spacious Lounge With Dual Aspect l Jindow
- · Council Tax Band D

- · Stunning Views Over The River Adur
- · Close To Great Transport Links
- · Landscaped Rear Garden
- EPC Rating TBC

We are delighted to offer to the market this absolutely stunning FOUR BEDROOM TOWN HOUSE, situated on the edge of The River Adur, offering beautiful views and easy access to popular and lively Shoreham Town Centre. This wonderful home briefly comprises; off road parking, integral garage, modern marble fitted kitchen diner with access to the landscaped rear garden, spacious and light lounge with engineered oak flooring and access to a roof terrace, cloakroom, master bedroom, family bathroom with large walk in shower and three further bedrooms split across the two upper floors. Location of this home could not be more perfect in our opinion, situated within a moments walk to Shoreham High Street, Shoreham beach and the popular River walking routes and offering easy access to both public transport and the A259. Call now to book your viewing.



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# Accommodation

### Front Door

leading to hallway, stairs down to:

#### Garage

Integral garage, up and over door, door to garden, power and light

#### Storage Cupboard

#### Ground Floor

#### W/C

Low level flush, wash hand basin, wood laminate flooring, double glazed  $\mbox{\sc window}$ 

### Kitchen 10'4" x 13'6" (3.17 x 4.13)

Laminate flooring, modern fitted kitchen with range of eye and base level cupboards with corian work tops with moulded acrylic sink and stainless steel tap over, built in electric oven with induction hob over and extractor, glass splash back, integrated dishwasher, space for fridge freezer, patio doors to garden via raised decking with retractable awning

## Lounge 12'5" x 17'1" (3.79 x 5.23)

Engineered oak flooring, gas fire, radiator, full length double glazed windows to front, step up to:

### Study Area 11'9" x 6'3" (3.59 x 1.92)

Engineered oak flooring, radiator, patio doors to Juliette balcony

### Second Floor

## Bedroom One 13'8" x 10'4" (4.18 x 3.17)

Carpet, built in wardrobe, radiator, double glazed window

## Shower Room 5'0" x 10'3" (1.54 x 3.14)

Tiled floor, low level flush w/c, built in storage under, wash hand basin, heated towel rail, double glazed window

## Bedroom 9'10" x 12'5" (3.02 x 3.79)

Carpet, built in wardrobe, radiator, double glazed window

## Bedroom 6'10" x 12'5" (2.10 x 3.80)

Carpet, double glazed window, radiator

## Third Floor

### Bedroom 3.10 x 2.31 (0.91m.3.05m x 0.61m.9.45m)

carpet, eaves storage

#### Landing

Eaves Storage, Velux window, carpet

### Outside

## Off Road Parking

Laid to patio, dropped kerb, leading to garage with plumbing for washing machine.

### Rear Garden

Landscaped with decking, remote controlled awning, raised flower beds with mature plants and shrubs

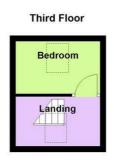


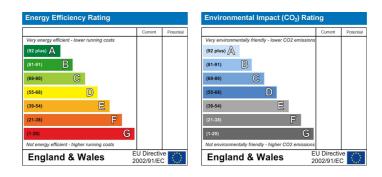












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