



Hyman  **Hill**
Estate & Letting Agent

Offers in Excess of £635,000
Freehold

 01273 454511

70 Greenways Crescent, Shoreham-by-Sea, BN43 6HS

- Extended family home
- 26ft lounge
- Separate dining room
- Five bedrooms
- En suite
- Heated swimming pool
- Off road parking
- South facing rear garden



ENTRANCE HALL

Front door with double glazed window to sides leading to the entrance hall, Karndean floor, radiator, stairs to the first floor and doors to.

BEAUTIFUL LOUNGE

26' 1" x 17' (7.95m x 5.18m) Two double glazed leaded light windows to front with white wooden shutters, karndean floor, fireplace, double glazed doors leading to the south facing rear garden, large double glazed window to rear.

DINING ROOM

16' 1" x 9' 8" (4.9m x 2.95m) Double glazed windows to front and side, karndean flooring, radiator.

KITCHEN/BREAKFAST ROOM

17' 10" x 10' 8" (5.44m x 3.25m) Double glazed windows to rear, white high gloss kitchen units including wall, base and drawer units, work tops including 4 ring induction hob, oven below and extractor fan above, fitted dishwasher, spaces for washing machine and fridge freezer, tiled floor.

LANDING

Loft hatch leading to large loft space, doors to.

BEDROOM 1

14' 11" x 10' 11" (4.55m x 3.33m) Double glazed window to rear offering delightful views across Shoreham and towards the sea, radiator, fitted wardrobe and door to.

EN SUITE WET ROOM

Rainfall shower head, low level WC, his & hers vanity wash hand basin, tiled walls and floor, double glazed window.

BEDROOM 2

13' 9" x 9' 10" (4.19m x 3m) Double glazed window to front and side, radiator.

BEDROOM 3

10' 10" x 9' 10" (3.3m x 3m) Double glazed window, radiator, wardrobe.

BEDROOM 4

12' 5" x 11' (3.78m x 3.35m) Double glazed window to rear with views across Shoreham and towards the sea, laminated flooring with under floor heating, fitted wardrobe, radiator.

BEDROOM 5

7' 1" x 5' 11" (2.16m x 1.8m) Double glazed window, wardrobe, radiator.

BATHROOM

Double glazed window to rear, matching white suite comprising of claw foot bath with telephone attachment, low level WC, wash hand basin.

SOUTH FACING REAR GARDEN

Large decking seating area leading onto laid lawn with side access and shed, tiki themed bar with thatched roof.

SWIMMING POOL

Heated pool with recently installed new heating pump.

OFF ROAD PARKING FOR SEVERAL CARS







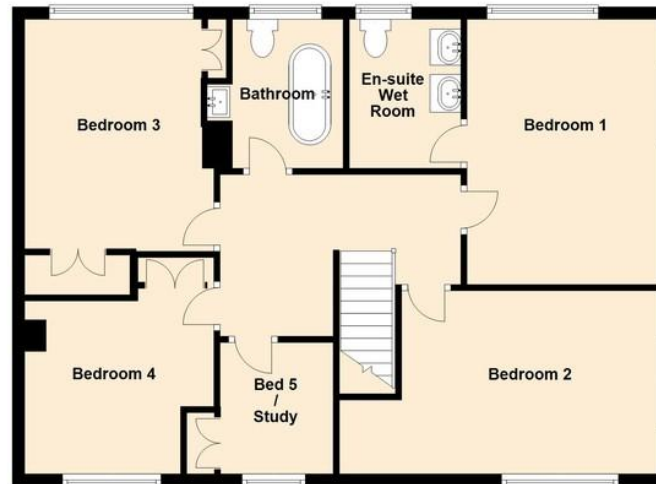




Ground Floor



First Floor



Total area: approx. 1672.4 sq. feet

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band E - £2,695.18 per annum
(2023/2024)

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

10 Buckingham Road
Shoreham-By-Sea
West Sussex
BN43 5UA

T: 01273 454511

E: shoreham@hymanhill.co.uk

W: www.hymanhill.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.