



12 Ravensbourne Avenue | Shoreham By Sea | West Sussex | BN43 6AB
Offers Over **£700,000**





We are delighted to offer for sale this versatile well extended four bedroom semi detached house situated in this sought after part of north Shoreham being within a short walk of Buckingham Park



Key features:

- Open Plan Modern Kitchen/Diner
- Spacious Double Aspect Lounge
- Ground Floor Wc
- Bedrooms Over Two Floors
- Modern Family Bathroom
- Charming Rear Garden
- Off Road Parking For Two Plus Vehicles
- Good School Catchment Area
- Buckingham Park Within A Short Walk
- Internal Inspection Is A Must

 4 Bedrooms

 1 Bathroom

 2 Living Rooms

Ideally situated at the South end of Ravensbourne Avenue close to a side entrance to Buckingham Park and just over ½ mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station.

STORM PORCH Door to :- **SPACIOUS ENTRANCE HALL** comprising radiator, parquet flooring, coving, dado rail, wall mounted heating control panel, wall mounted light.

GROUND FLOOR CLOAKROOM Comprising low flush wc, hand wash basin, radiator.

SPACIOUS DOUBLE ASPECT LOUNGE 20' 4" x 11' 1" (6.2m x 3.38m) East & West aspect. Comprising pvcu double glazed window, pvcu double glazed slide door leading out onto feature rear garden, two radiators, parquet flooring, three wall mounted lights, coving, feature fireplace with attractive wood surround.

EXTENDED DOUBLE ASPECT OPEN PLAN KITCHEN/DINING ROOM 20' 5" x 20' 1" (6.22m x 6.12m) narrowing to 7' 8" (2.34m). East and West aspect. Comprising pvcu double glazed bi-folding doors leading out to feature rear garden, pvcu double glazed door also leading out onto feature rear garden, pvcu double glazed window, two radiators, work surfaces with cupboards below, inset four ring gas hob with oven below having an extractor fan over, matching integrated washing machine, matching integrated fridge, matching integrated dishwasher, island with seating for two having cupboards under and integrated stainless steel sink unit, sunken spotlights, sideboard with cupboards under, coving.

GROUND FLOOR BEDROOM FOUR 11' 7" x 8' 3" (3.53m x 2.51m) West aspect. Comprising pvcu double glazed window, radiator, coving, understairs storage cupboard with light.

FIRST FLOOR LANDING Comprising pvcu double glazed velux window, loft hatch access, dado rail, airing cupboard with slatted shelving housing combination boiler.

DOUBLE ASPECT BEDROOM ONE 15' 10" x 11' 1" (4.83m x 3.38m) with sloping ceilings. East and West aspect. Comprising two pvcu double glazed windows, radiator, built in wardrobe with hanging rail and shelving, eave storage space.

DOUBLE ASPECT BEDROOM TWO 12' 1" x 11' 6" (3.68m x 3.51m) into cupboard. South and West aspect. Comprising two pvcu double glazed windows, radiator, fitted wardrobes with hanging rail and shelving, coving.

DOUBLE ASPECT BEDROOM THREE 15' 5" x 6' 8" (4.7m x 2.03m) with sloping ceilings. East and West aspect. Comprising two pvcu double glazed windows, radiator, recessed storage space.

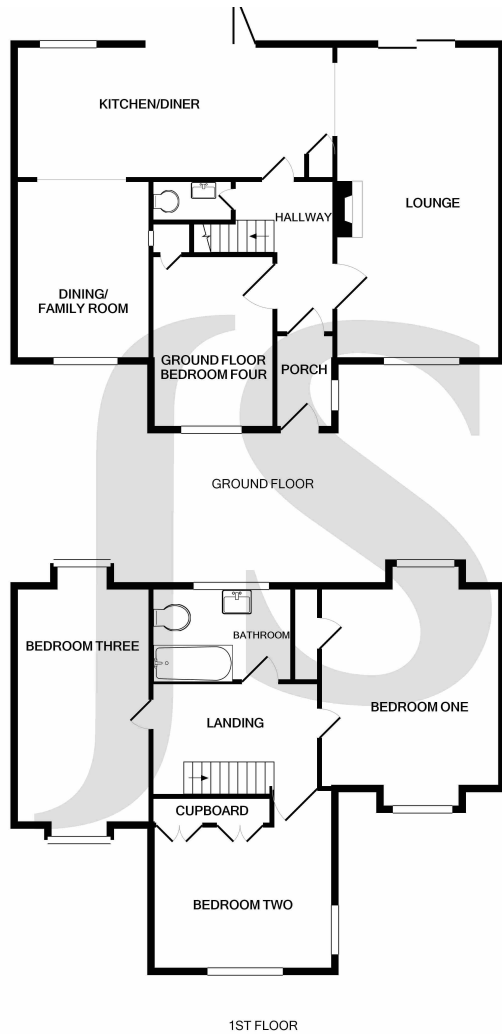
MODERN FAMILY BATHROOM 9' 2" x 6' 9" (2.79m x 2.06m) with sloping ceilings. East aspect. Comprising pvcu double glazed window, panel enclosed bath having an integrated shower over with shower attachment, low flush wc, hand wash basin with vanity unit below, wall mounted heated towel rail, sunken spotlights, extractor fan, coving.

FRONT GARDEN Laid to chip stone affording off road parking for two plus vehicles having various shrubs and plants, palm tree, gate to side access, dwarf wall enclosed.

FEATURE REAR GARDEN Laid chip stone leading onto raised decked area stepping down onto lawned area having various mature shrub and plant borders, timber built shed, two wall mounted lights, gate to side access, fence and wall enclosed.

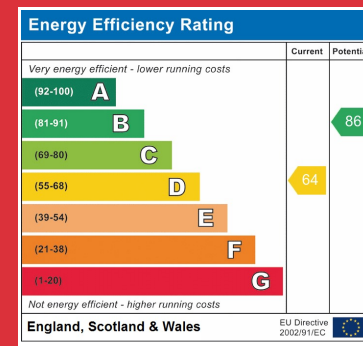


To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



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.
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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.



Property Details:

Floor Area: 1,259 sq ft (117 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band D