



Parklands | Shoreham by Sea | BN43 6NN  
Guide Price **£290,000**





We are delighted to offer for sale this extended two double bedroom end of terrace freehold house located in the popular Parklands development in Shoreham



# Key Features

- West Aspect Garden
- Conservatory Extension
- Two Double Bedrooms
- Recently Fitted Gas Central Heating Boiler
- Fitted Kitchen & Bathroom
- Shoreham Academy Catchment Area
- End Of Terrace house
- Summerhouse With Power
- Side Access
- Inspection Is A Must



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Pvcu double glazed front door opening into:-

**ENTRANCE HALLWAY** Comprising laminate flooring, single radiator, single ceiling light fitting, wall mounted heating control panel, wall mounted cupboard housing electric fuseboard, opening through to:-

**FITTED KITCHEN** East aspect. Comprising roll edge laminate work surfaces with cupboards below and matching eye level cupboards with a high white gloss finish, laminate flooring, space and provision for oven cooker with extractor fan above, space for undercounter fridge and freezer units, space and provision for washing machine, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, fully tiled walls, pvcu double glazed window, wall mounted Worcester Bosch combination boiler, single ceiling light fitting, various power points.

**SPACIOUS LOUNGE** West aspect. Comprising laminate flooring, various power points, television point, single ceiling light fitting, two wall mounted light fittings, two radiators, wall mounted temperature control, stairs to first floor, double glazed sliding door leading out into:-

**CONSERVATORY EXTENSION** West aspect. Comprising laminate flooring, single radiator, two wall mounted light fittings, pvcu double glazed opening windows, pvcu double glazed double opening doors out onto low maintenance West aspect rear garden.

**FIRST FLOOR LANDING** Comprising carpeted flooring, various power points, single ceiling light fitting, smoke detector, loft hatch access, fitted storage cupboard with a range of various slatted shelving units.

**MASTER BEDROOM** West aspect. Comprising single radiator, fitted wardrobes with various hanging rails and recessed shelving, pvcu double glazed window, single ceiling light fitting, various power points.

**BEDROOM TWO** East aspect. Comprising carpeted flooring, single radiator, pvcu double glazed window.

**FITTED FAMILY BATHROOM** East aspect. Comprising vinyl flooring, chrome ladder style heated towel rail, panel enclosed bath, hand wash basin, low flush wc, extractor fan, fully tiled walls, single ceiling light fitting, obscure glass pvcu double glazed window, wall mounted vanity unit mirror.

## EXTERNAL

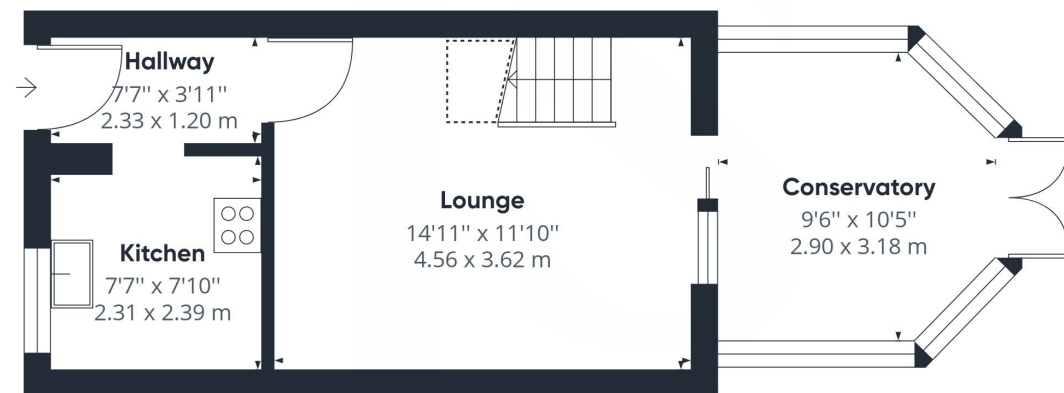
**FRONT GARDEN** Mainly laid to lawn with pathway leading to front door, second pathway leading to side and rear access.

**LOW MAINTENANCE WEST ASPECT REAR GARDEN** Being mainly laid to decking, fence enclosed, timber built summerhouse benefitting from power, two outside light, gated side access.

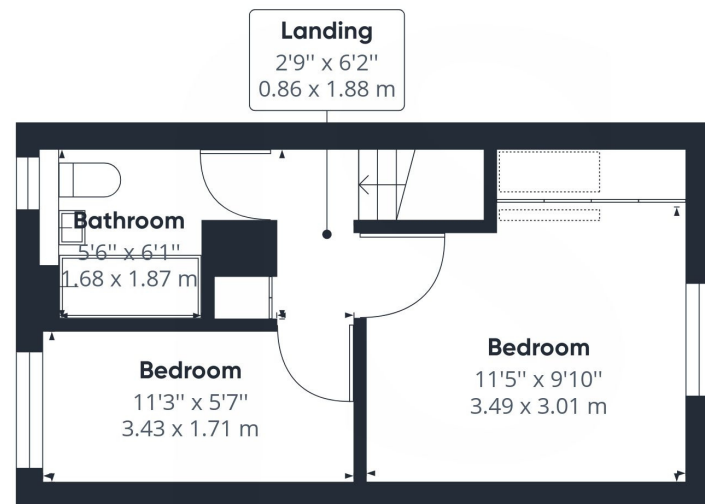
## LOCATION

Conveniently situated off Wilmot Road, being 1 mile from Central Shoreham with it's comprehensive shopping facilities, health centre, library and mainline railway station. The Holmbush Centre, Southlands Hospital and the start of Downland Walks are all within 1/2 mile whilst Kingston Beach is approximately 3/4 mile away. There is a nice local park nearby and good schools.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

610.40 ft<sup>2</sup>  
56.71 m<sup>2</sup>

Reduced headroom

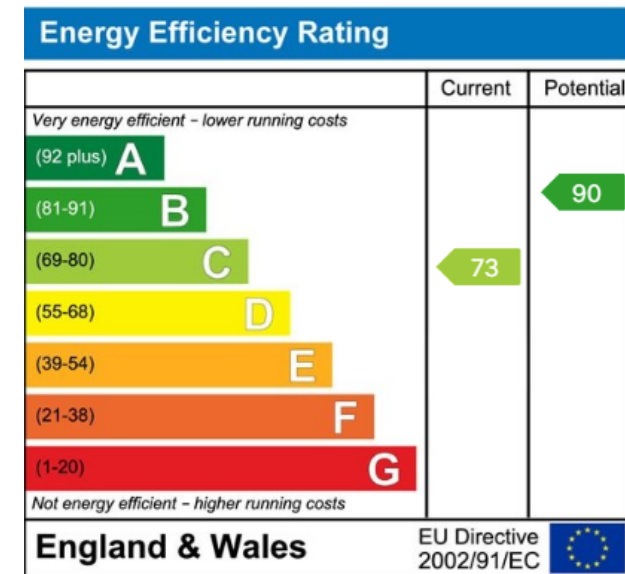
14.48 ft<sup>2</sup>  
1.35 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 538sqft)

Tenure: Freehold

Council tax band: B

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.