



Oxen Avenue | Shoreham by Sea | BN43 5AF  
Guide Price **£400,000 - £425,000**



We are delighted to offer for sale this extremely well presented three double bedroom maisonette arranged over three floors also having the added benefit of direct access to a private rear garden and off street parking to the front.



# Key Features

- Inspection Is A Must
- Pvcu Double Glazing & Gas Central Heating Throughout
- Central Location
- Spacious Hallway/Landing With Storage Space
- Luxurious Open Plan Lounge/Kitchen
- Ground Floor Office Space/Play Room
- Ensuite To Master Bedroom
- Private Rear Garden With Direct Access From Flat
- Maisonette Arranged Over Three Floors
- Three Double Bedrooms



**3 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

## INTERNAL

Private front door through to:-

**ENTRANCE HALL** Comprising Karndean flooring, built in seating bench with storage, spotlights, stairs to first floor, door through to:-

**GROUND FLOOR OFFICE/PLAY ROOM** East and West aspect. Comprising Karndean flooring, pvcu double glazed window, radiator, three Velux windows, spotlights, double glazed double doors out to rear garden.

**FIRST FLOOR LANDING** North aspect. Comprising Karndean flooring, obscure glass pvcu double glazed window, spotlights, radiator, understairs storage cupboard, further storage cupboard.

**OPEN PLAN LOUNGE/KITCHEN**

West aspect. Comprising Karndean flooring, pvcu double glazed window, radiator, recess with solid wood shelving, spotlights, opening through to:-

**Kitchen Area:**

West aspect. Comprising Karndean flooring, pvcu double glazed window, solid wood worksurfaces with range of cupboards and drawers below, matching eye level cupboards with under unit lighting, space and plumbing for washing machine and dryer, space for freestanding oven/cooker with extractor fan above, inset one and a half bowl single drainer sink unit with mixer tap, tiled splashbacks, space for freestanding fridge/freezer, part tiled walls, spotlights, built in breakfast bar with seating for two, single light fitting.

**MODERN BATHROOM** Comprising Karndean flooring, wall mounted heated towel rail, hand wash basin with mixer tap and vanity unit below, part tiled splashback, panel enclosed bath with telephone style mixer tap and shower attachment, integrated shower with shower attachment over, hidden cistern low flush wc, recess with solid wood shelving, spotlights, extractor fan.

**BEDROOM TWO** East aspect. Comprising Karndean flooring, pvcu double glazed leaded light bay window, radiator, wall mounted contemporary electric fire, wall recess with space for wall mounted tv, built in recessed storage cupboard.

**BEDROOM THREE** East aspect. Comprising carpeted flooring, pvcu double glazed window, two floor to ceiling built in double door storage cupboards, single ceiling light fitting.

**SECOND FLOOR LANDING** North aspect. Comprising Velux window, eaves storage cupboard, spotlights.

**MASTER BEDROOM** with sloping ceilings. East and West aspect. Comprising carpeted flooring, two Velux windows, further feature Velux roof balcony window, radiator, built in storage cupboard, further eaves storage cupboard, door through to:-

**ENSUITE SHOWER ROOM** Comprising Karndean flooring, wall mounted heated towel rail, low flush wc, corner shower cubicle being fully tiled having an integrated shower with shower attachment, contemporary hand wash basin with mixer tap, spotlights, extractor fan.

## EXTERNAL

**FRONT GARDEN** Laid to block paved providing off street parking for one vehicle.

**SIDE GARDEN** Covered pergola, artificial lawn area leading onto paved pathway, leading to:-

**WEST FACING REAR GARDEN** Artificial lawned area, raised decked area, two raised flower beds with various shrubs and plants, fence enclosed.

## TENURE

Leasehold

LEASE: To be confirmed

MAINTENANCE: To be confirmed

GROUND RENT: To be confirmed

## LOCATION

Ideally situated in this most sought-after area, within ten minutes walk of the centre of Shoreham with its mainline railway station, comprehensive shopping facilities, health centre, library and local schools. The A27 is easily accessible, as is the foreshore and pleasant walks and rides up the Adur Valley and over the South Downs. Brighton and Worthing are to the East and West respectively.



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



Approximate total area<sup>(1)</sup>  
 934.06 ft<sup>2</sup>  
 86.78 m<sup>2</sup>

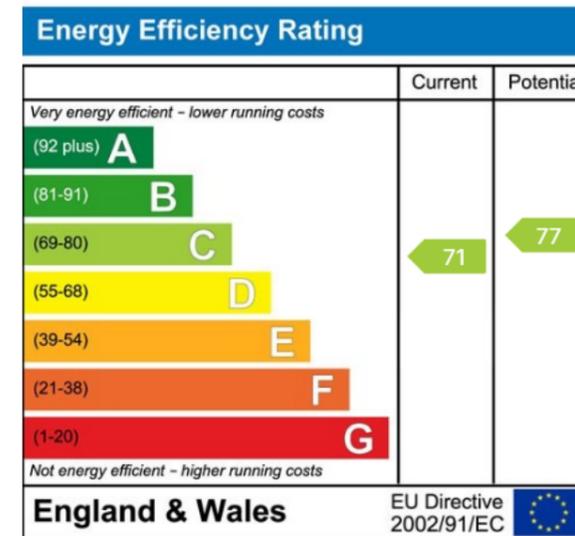
Reduced headroom  
 34.65 ft<sup>2</sup>  
 3.22 m<sup>2</sup>

(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: 936sqft)

Tenure: Leasehold

Council tax band: C

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.