



Flag Square | Shoreham by Sea | BN43 5RZ  
£675,950



We are delighted to offer for sale this impressive and versatile four bedroom three storey end of terrace town house situated directly opposite the foreshore with breath taking views of the sea.



# Key Features

- Good Size Rear Garden
- Approximately 100 Yards To The Foreshore
- Balcony With Impressive Sea Views
- Two Bathrooms
- Utility Room
- External Storage Space
- Vendor Suited
- Recently Installed Combination Boiler
- Sea And Downland Views
- Versatile Accommodation



**4 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

Pvcu double glazed slide door through to:-

STORM PORCH Comprising tiled flooring, door through to:-

SPACIOUS ENTRANCE HALL Comprising two pvcu double glazed windows, radiator, coving, dog/cat flap, understairs storage cupboard housing wall mounted Ideal combination boiler.

GROUND FLOOR CLOAKROOM East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin, part tiled walls.

GROUND FLOOR SEPARATE SHOWER ROOM Comprising shower cubicle having a wall mounted electric shower being fully tiled. Extractor fan, wall mounted Dimplex electric heater.

GROUND FLOOR BEDROOM ONE West aspect benefitting from views looking towards the sea. Comprising pvcu double glazed window, radiator, walk in storage cupboard with hanging rail and shelving.

GROUND FLOOR BEDROOM TWO East aspect. Comprising pvcu double glazed sliding door leading out onto rear garden, radiator.

GROUND FLOOR UTILITY ROOM East aspect. Comprising pvcu double glazed door leading out onto rear garden, solid oak work surfaces with cupboards below, matching eye level cupboards, inset butler sink with mixer tap, part tiled splashbacks.

FIRST FLOOR

OPEN PLAN DOUBLE ASPECT LOUNGE South and West aspect benefitting from impressive direct sea views. Comprising two pvcu double glazed windows, radiator, laminate flooring, pvcu double glazed double doors leading out onto:-

SOUTH WEST FACING BALCONY Benefitting from impressive direct sea views.

MODERN OPEN PLAN KITCHEN/BREAKFAST ROOM East aspect. Comprising two pvcu double glazed windows, roll edge laminate work surfaces with cupboards below, matching eye level cupboards with recessed lighting, inset five ring gas hob with extractor fan over, built-in Diplomat oven, inset one and a half bowl stainless steel single drainer sink unit, space for fridge freezer, plumbing for dishwasher, part tiled splashbacks, laminate flooring.

SECOND FLOOR LANDING

Benefitting from impressive direct sea views. Comprising pvcu double glazed window, radiator, loft hatch access, storage cupboard with slatted shelving.

DOUBLE ASPECT BEDROOM THREE Benefitting from impressive direct sea views and distant downland views. Comprising three pvcu double glazed windows, radiator, recessed storage space, built in cupboard with hanging rail and shelving.

BEDROOM FOUR East aspect. Benefitting from direct sea views. Comprising pvcu double glazed window, radiator, built in wardrobe with hanging rail and shelving.

MODERN BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath having an integrated shower over, pedestal hand wash basin, low flush wc, wall mounted heated towel rail, tiled flooring, part tiled walls, sunken spotlight.

## EXTERNAL

FRONT GARDEN Large paved area affording off road parking for approximately two vehicles.

GOOD SIZE REAR GARDEN Large block paved area leading onto shingle area having various shrub and plant borders, two palm trees, outside tap, gate out to side access, door to:-

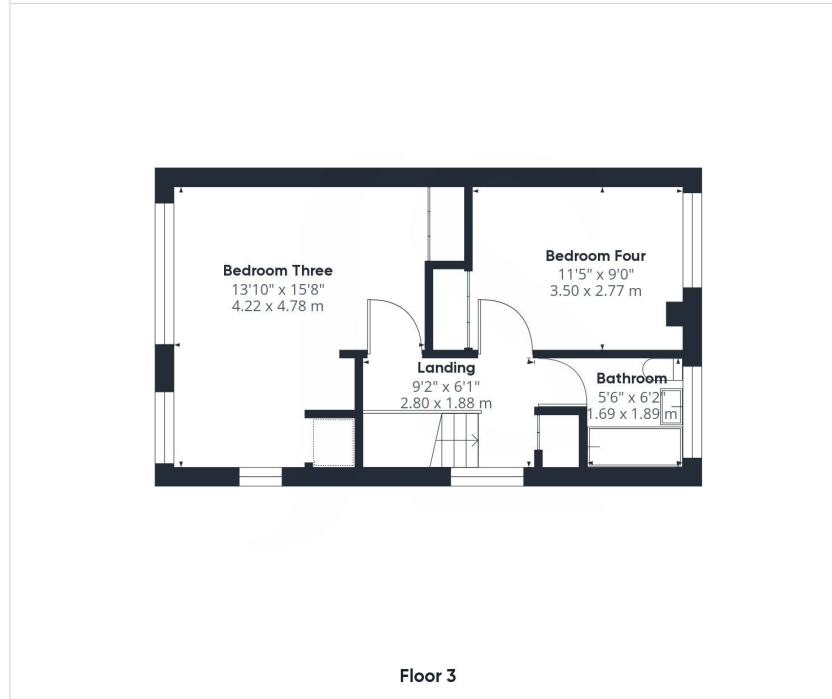
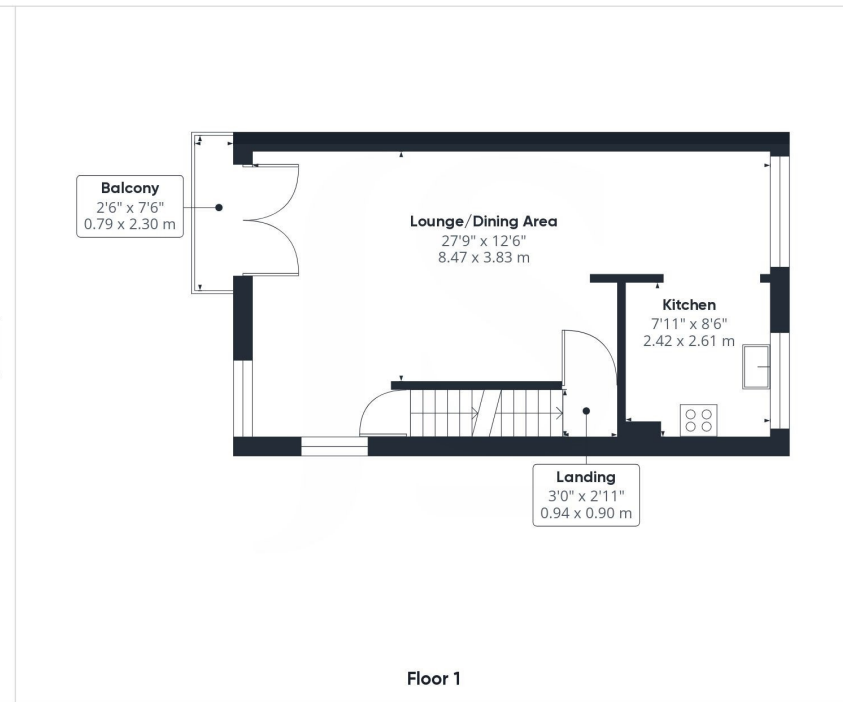
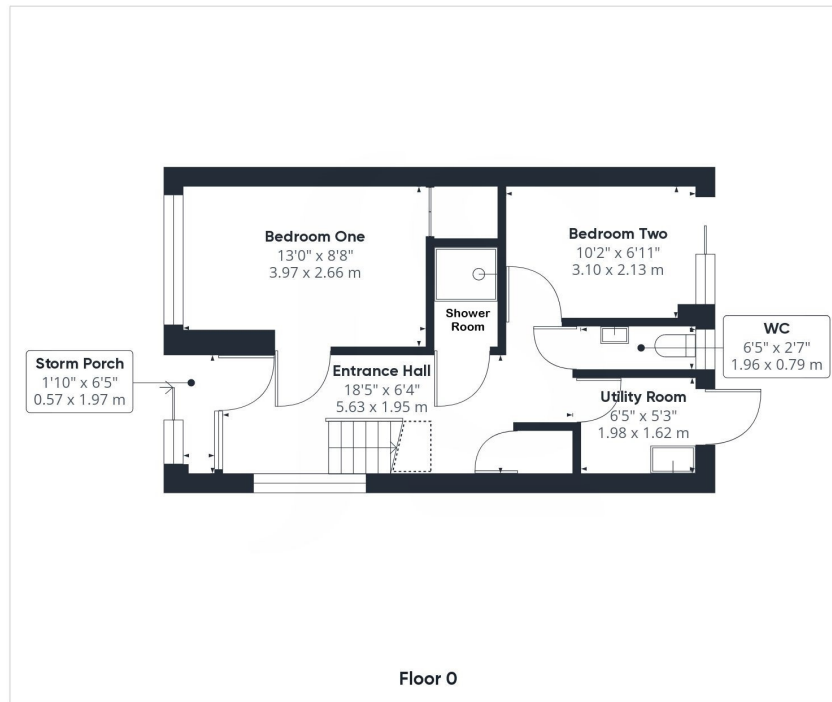
LEAN TO With polycarbonate roof providing useful storage space.

## LOCATION

Situated within close proximity of the foreshore and around the corner from local shops in Ferry Road. There is a footbridge close by over the River Adur giving direct access to the centre of Shoreham with its more comprehensive shopping facilities, health centre, library and mainline railway station. Buses pass close by, whilst the A259 east/west coastal route is easily accessible, as is the A27 to Worthing and Brighton.



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



**Approximate total area<sup>10</sup>**  
 1238.12 ft<sup>2</sup>  
 115.03 m<sup>2</sup>

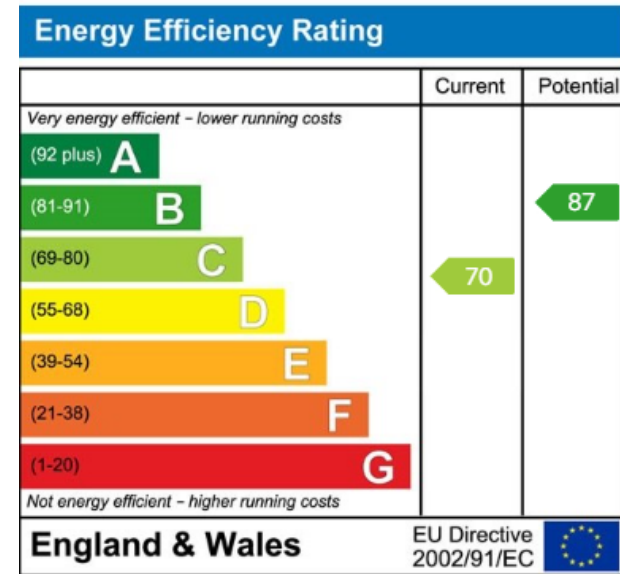
**Reduced headroom**  
 14.55 ft<sup>2</sup>  
 1.35 m<sup>2</sup>

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: 1302 sqft)

Tenure: Freehold

Council tax band: D

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.