



Ravensbourne Avenue | Shoreham by Sea | BN43 6AA
Offers Over **£750,000**



We are delighted to offer for sale this four/five bedroom detached versatile family home situated in this popular residential location.



Key Features

- Good School Catchment Area
- Buckingham Park And Shoreham Town Centre Is Closeby
- West Facing Rear Garden
- Timber Built Office, Fully Insulated With Power And Lighting
- Two Bathrooms Separate Utility Room
- Shoreham Railway Station Is Within A Short Walk
- Two/Three Reception Rooms
- Solar Panels Generating An Income Of Approximately £250 Per Quarter
- Integral Garage
- Inspection Is A Must



5 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Obscure glass pvcu double glazed window and door leading through to:-

SPACIOUS ENTRANCE HALL Comprising sunken spotlights, radiator, engineered oak wood flooring, coving, dado rail, wall mounted heating control panel, understairs storage cupboard.

GROUND FLOOR SHOWER ROOM Comprising shower cubicle being fully tiled having a wall mounted electric Mira shower, hand wash basin with vanity unit below, low flush wc, part tiled walls, tiled flooring, extractor fan.

GROUND FLOOR BEDROOM FIVE Double aspect being North and East. Comprising pvcu double glazed bay window with fitted shutter blinds, radiator, engineered oak wood flooring, obscured glass pvcu double glazed door leading out to side access, fitted mirrored wardrobes with hanging rail and shelving, coving.

SEPARATE LOUNGE/DINER Double aspect being North and West aspect. Comprising two obscure glass pvcu double glazed windows with roller blinds, feature fireplace having an inset coal effect gas fire, coving, radiator, opening to:-

KITCHEN/DINING ROOM West aspect. Comprising internal double doors and window, pvcu double glazed window with roller blind, pvcu double glazed bi-folding doors leading directly out onto West facing rear garden, radiator, coving, laminate flooring, work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, integrated oven cooker, integrated five ring gas hob with extractor fan over, part tiled splashbacks, provision for dishwasher.

SEPARATE UTILITY ROOM West aspect. Comprising stable door, pvcu double glazed window, solid oak work surfaces with cupboards below, eye level cupboards, inset butler sink with mixer tap, space for fridge/freezer, space and provision for washing machine and dryer, wall heated towel rail, part tiled splashbacks, sunken spotlights, loft hatch access, coving, tiled flooring.

FIRST FLOOR SPLIT LANDING Comprising dado rail, loft hatch access, coving.

BEDROOM ONE Double aspect being North and East. Comprising pvcu double glazed window, further pvcu double glazed window with fitted shutter blinds, fitted mirrored wardrobes with hanging rail and shelving, coving.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, radiator, built in mirrored wardrobes with hanging rail and shelving, coving.

BEDROOM THREE Double aspect being East and West with pleasant roof top views. Comprising pvcu double glazed window, further feature pvcu double glazed window, radiator, coving.

BEDROOM FOUR West aspect. Comprising pvcu double glazed window, radiator, coving.

BATHROOM East aspect. Comprising pvcu double glazed window with roller blind, panel enclosed bath with wall mounted Mira electric shower over, heated radiator towel rail, pedestal hand wash basin, low flush wc, fully tiled walls, tiled flooring, airing cupboard housing factory lagged hot water tank with slatted shelving.

EXTERNAL

FRONT GARDEN Large block paved area affording off road parking for three/four vehicles, gate and openings to side access's.

FEATURE SUN TRAP WEST FACING REAR GARDEN Large raised decked area stepping down onto large lawned area having various shrub and plant borders, feature garden pond with filter and attractive rockery surround, timber built shed, fence enclosed, two outside lights, outside tap.

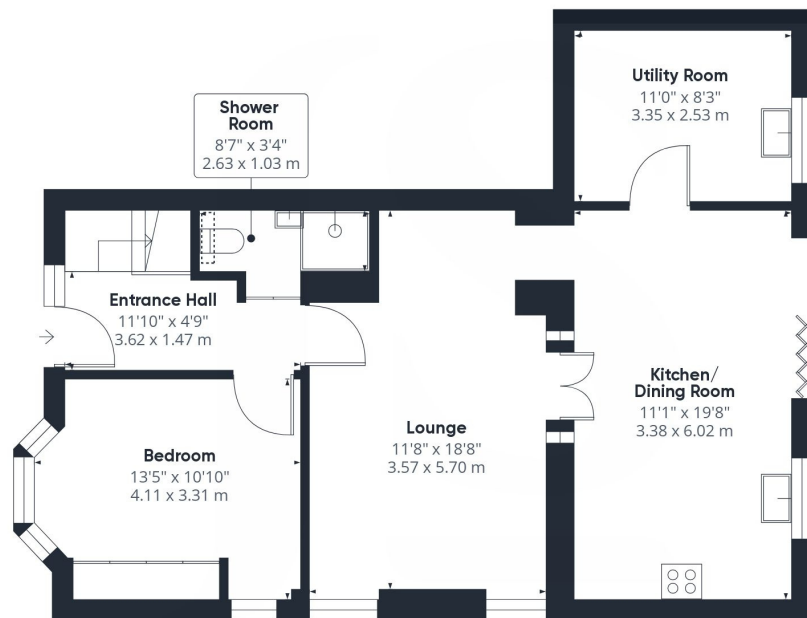
TIMBER BUILT OFFICE Being fully insulated and benefitting from power and lighting.

LOCATION

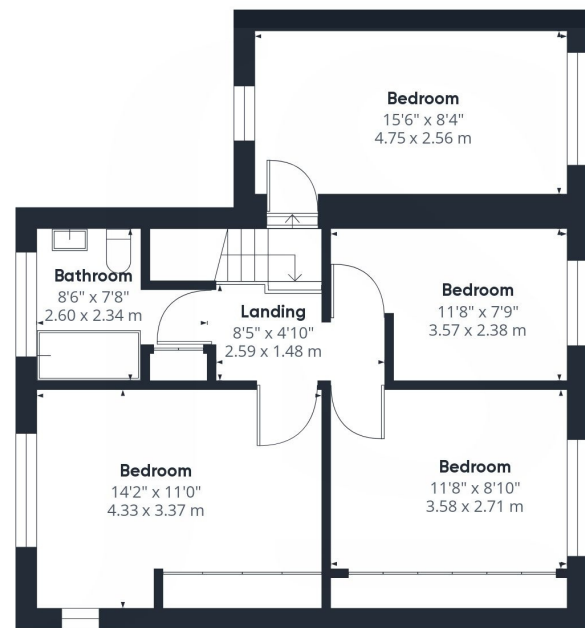
Situated in this sought after part of North Shoreham being within a short walk of Buckingham Park. Ideally situated close to a side entrance to Buckingham Park and just over ½ mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station.



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



Floor 0



Floor 1



Approximate total area⁽¹⁾

1367.85 ft²
127.08 m²

Reduced headroom

1.78 ft²
0.17 m²

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 1507sqft)

Tenure: Freehold

Council tax band: F

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.