



Eastern Avenue | Shoreham by Sea | BN43 6PE  
Guide Price **£400,000 - £450,000**





We are delighted to offer for sale this well presented extended three bedroom semi detached house situated on level ground in the popular residential location.



# Key Features

- Office/Study
- Off Road Parking
- Buckingham Park Is Within A Short Walk
- Good School Catchment Area
- Modern Bathroom
- Good Size Rear Garden
- Scope To Extend And Improve (stnpc)
- Two Reception Rooms
- Modern Spacious Open Plan Kitchen
- Garage To Rear Via Access Road



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

EXPOSED PORCH Pvcu double glazed front door through to:-

SPACIOUS ENTRANCE HALL Comprising two obscure glass pvcu double glazed windows, two built in cupboards with shelving, coving, understairs storage cupboards with shelving over.

DOUBLE ASPECT OFFICE/STUDY East/West aspect. Comprising two pvcu double glazed doors one with obscure glass, double glazed window, radiator, coving.

OPEN PLAN LOUNGE West aspect. Comprising pvcu double glazed bay window with fitted blinds, radiator, feature working fireplace having an attractive wood surround and marble hearth, window, coving, ceiling rose, opening to:-

OPEN PLAN DINING ROOM East aspect. Comprising pvcu double glazed double doors leading onto good size rear garden, pvcu double glazed floor to ceiling window, radiator, coving, ceiling rose.

MODERN SPACIOUS KITCHEN East aspect. Comprising roll edge laminate worksurfaces with cupboards below, matching eye level cupboards, two pvcu double glazed windows, part tiled splashbacks, integrated five ring gas hob with oven below, matching integrated wine rack, matching integrated fridge/freezer, provision for washing machine, space for dryer, wall mounted Vaillant combination boiler.

### FIRST FLOOR LANDING

Comprising obscure glass pvcu double glazed window, loft hatch access.

BEDROOM ONE West aspect. Comprising pvcu double glazed window with fitted blind, radiator.

BEDROOM TWO East aspect. Comprising pvcu double glazed window with fitted blind, radiator, coving, feature fireplace.

BEDROOM THREE West aspect. Comprising pvcu double glazed window with fitted blind, radiator, coving, built in storage cupboard with shelving, laminate flooring.

MODERN BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath having a wall mounted Mira electric shower over, contemporary hand wash basin with vanity unit below, low flush wc, wall mounted heated towel rail, coving, part tiled walls.

## EXTERNAL

FRONT GARDEN Large block paved area affording off road parking for one to two vehicles.

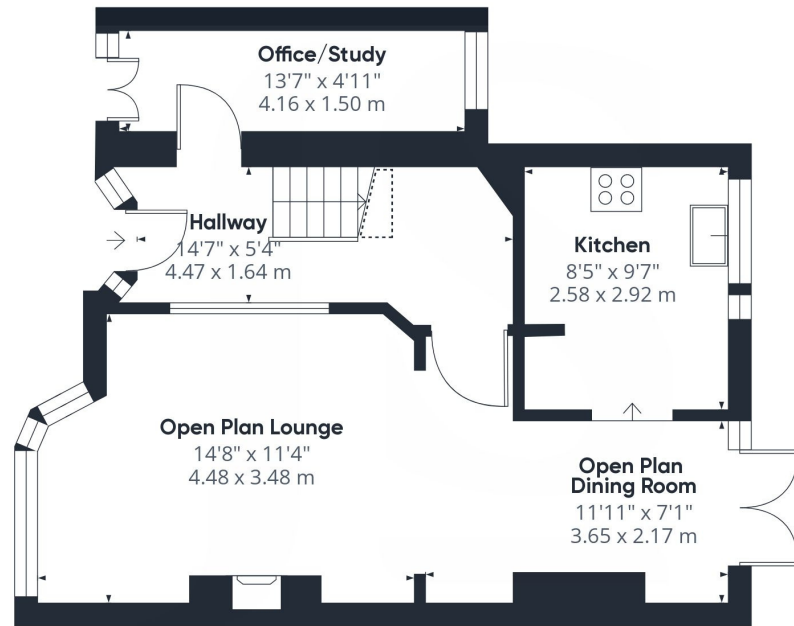
GOOD SIZE REAR GARDEN Large block paved area leading onto further raised block paved area being fence enclosed, outside tap.

SINGLE GARAGE Benefitting from power and lighting having a up and over door, accessed via rear access road off of Middle Road.

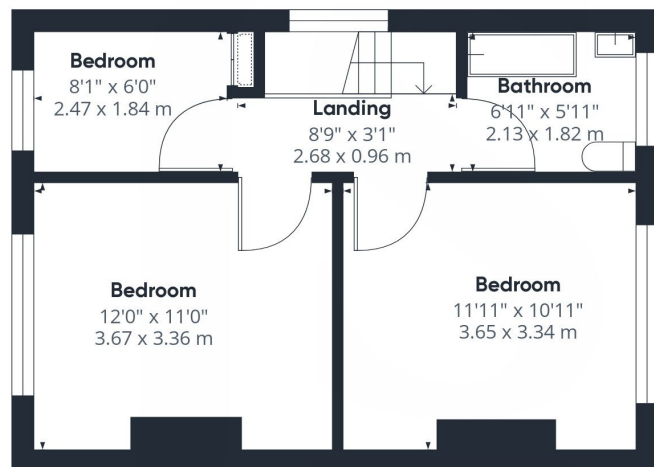
## LOCATION

Conveniently situated on level ground close to Buckingham Park, Tesco Express can be found a short walk away with further local shops in Middle Road. Bus services run nearby. The centre of Shoreham, with mainline railway station, health centre and comprehensive shopping facilities is approximately 1/2 mile away. From Shoreham High Street there is a footbridge leading over the River Adur giving access to Shoreham Beach and the sea.





Floor 0



Floor 1



Approximate total area<sup>01</sup>  
868.18 ft<sup>2</sup>  
80.66 m<sup>2</sup>

Reduced headroom  
12.53 ft<sup>2</sup>  
1.16 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



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC: 947 sqft)

Tenure: Freehold

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.