



Ravensbourne Avenue | Shoreham by Sea | BN43 6AB  
Offers Over **£600,000**





We are delighted to offer sale this beautifully presented three bedroom semi detached house situated in this sought after North Shoreham location within walking distance to Buckingham Park



# Key Features

- Ground Floor Cloakroom
- Recently Fitted Contemporary Modern Bathroom
- Versatile Accommodation
- Recently Fitted Contemporary Modern Kitchen
- Off Road Parking For Four Vehicles
- Garage Benefitting From Power And Lighting
- Good School Catchment Area
- Viewing Is A Must



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Pvcu double glazed door through to:-

STORM PORCH Comprising front door through:-

SPACIOUS ENTRANCE HALL Comprising LVT flooring, radiator, cupboard with hanging rail and shelving.

CLOAKROOM North aspect. Comprising pvcu double glazed window, low flush wc, hand wash basin.

OPEN PLAN LOUNGE THROUGH DINING ROOM East and West aspect. Comprising large pvcu double glazed window with fitted blinds, two radiator, further pvcu double glazed window and door leading out onto lean to, LVT flooring, feature fireplace with wooden mantle, opening to:-

IMPRESSIVE DOUBLE ASPECT NEWLY FITTED CONTEMPORARY KITCHEN East and North aspect. Comprising two pvcu double glazed windows, Quartz work surfaces with cupboards below having recessed lighting, matching eye level cupboards, matching integrated appliances including oven/cooker, microwave, dishwasher and fridge/freezer. Inset butler sink with contemporary mixer tap, sunken spotlights, shelving, LVT flooring, pvcu double glazed door leading out onto rear garden.

LEAN TO Comprising windows, door to rear garden.

GROUND FLOOR BEDROOM THREE/OFFICE West aspect. Comprising pvcu double glazed window with fitted blinds, radiator, LVT flooring.

FIRST FLOOR LANDING Comprising pvcu double glazed window, radiator, loft hatch access with pull down ladder being partly boarded benefitting from power and lighting, walk in storage cupboard with shelving and housing wall mounted Vaillant combination boiler.

DOUBLE ASPECT BEDROOM ONE East and West aspect benefitting from distant roof top and sea views. Comprising two pvcu double glazed windows, two radiators, fitted wardrobes with hanging rail and shelving.

BEDROOM TWO West aspect benefitting from distant roof top and sea views. Comprising pvcu double glazed window, radiator, fitted wardrobes with hanging rail and shelving.

DOUBLE ASPECT NEWLY FITTED CONTEMPORARY BATHROOM North and East aspect. Comprising two obscure glass pvcu double glazed windows, panel enclosed bath, low flush wc, contemporary circular sink with vanity unit below and contemporary mixer tap, part tiled walls, sunken spotlights, tiled flooring, wall mounted heated towel rail, walk in shower being fully tiled having an integrated shower with shower attachment, extractor fan.

## EXTERNAL

FRONT GARDEN Large block paved area providing off road parking for approximately four vehicles.

REAR GARDEN Paved area onto large lawned area stepping up on to decked area, being fence and wall enclosed, outside tap, door to garage.

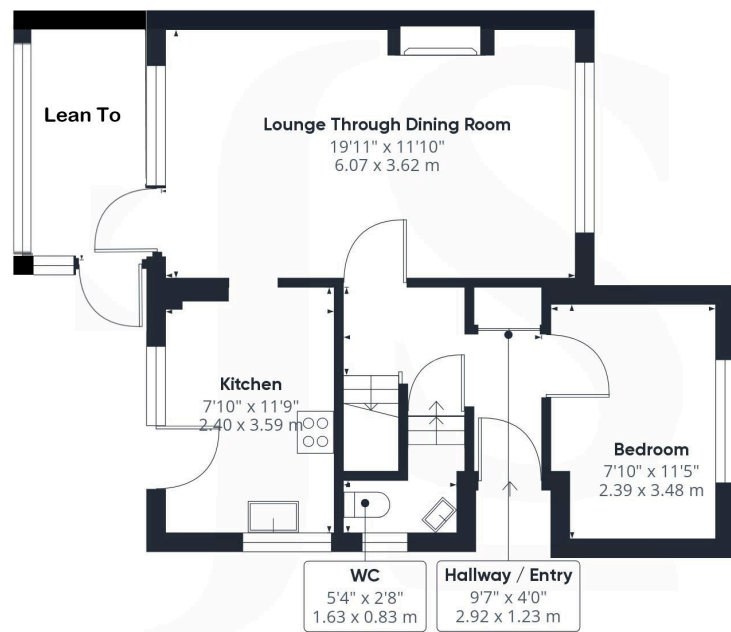
SINGLE BRICK BUILT GARAGE With up and over door, benefitting from power and lighting, plumbing for washing machine.

## LOCATION

Situated in this sought after part of north Shoreham being within a short walk of Buckingham Park. Ideally situated at the South end of Ravensbourne Avenue 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



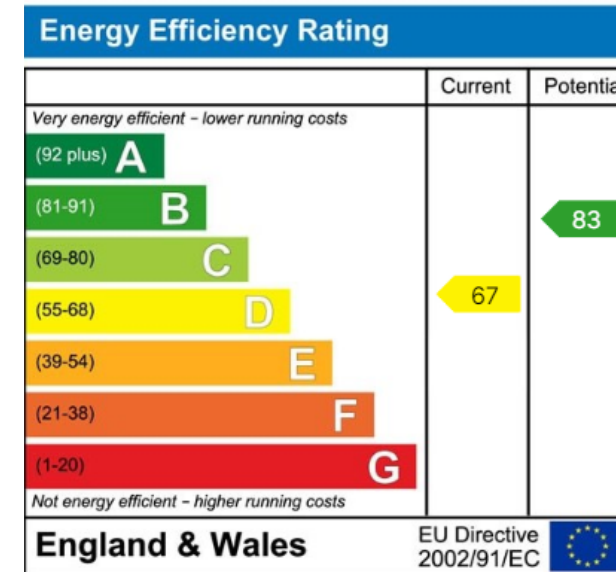
Approximate total area<sup>m</sup>

947.05 ft<sup>2</sup>  
87.98 m<sup>2</sup>

Excluding balconies and terraces

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: 1163 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.