



Corbyn Crescent | Shoreham by Sea | BN43 6PQ
Offers Over £375,000



We are delighted to offer for sale this three bedroom semi detached 1930's house positioned on this generous size corner plot



Key Features

- Kitchen/Dining Room
- Spacious Lounge
- Corner Plot South/West Facing Rear Garden
- Two Bathrooms
- Utility Room
- Three Bedrooms
- Good School Catchment Area
- Ideal Family Home



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Pvcu double glazed door through to:- ENTRANCE HALL Comprising wall mounted heating control panel.

DOUBLE ASPECT SPACIOUS LOUNGE South/East & North/West aspect. Comprising two pvcu double glazed windows, radiator, picture rail, cupboard housing wall mounted electric meter.

DOUBLE ASPECT KITCHEN/DINING ROOM South/East & South/West aspect. Comprising pvcu double glazed window with fitted blind, pvcu double glazed double doors leading out onto rear garden, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, part tiled splashbacks, inset stainless steel single drainer sink unit with mixer tap, inset four ring electric hob with oven below having an extractor fan over, sunken spotlights, radiator, laminate flooring, recessed LED kickboard lighting, matching integrated dishwasher, space for American style fridge/freezer, breakfast bar with seating for four, understairs storage cupboard.

SEPARATE UTILITY ROOM North/West aspect. Comprising pvcu double glazed window with fitted blind, wall mounted Worcester combination boiler, space and provision for washing machine and dishwasher, integrated cat flap, sunken spotlights.

GROUND FLOOR SHOWER ROOM North/West aspect. Comprising two obscure glass pvcu double glazed windows with fitted blinds, hand wash basin, low flush wc, shower cubicle having an integrated shower with shower attachment being fully tiled, wall mounted heated towel rail, fully tiled walls, laminate flooring, extractor fan.

FIRST FLOOR SPACIOUS LANDING

Comprising pvcu double glazed window with fitted blind, built in cupboard with shelving, loft hatch access.

BEDROOM ONE South/East aspect. Comprising pvcu double glazed window, radiator, picture rail.

BEDROOM TWO South/East aspect. Comprising pvcu double glazed window, radiator, built in cupboard.

BEDROOM THREE North/West aspect. Comprising pvcu double glazed window with fitted blind, radiator, laminate flooring, picture rail, built in cupboard with shelving.

BATHROOM South/West aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin, panel enclosed bath with shower attachment over, radiator, part tiled walls, sunken spotlights, laminate flooring.

EXTERNAL

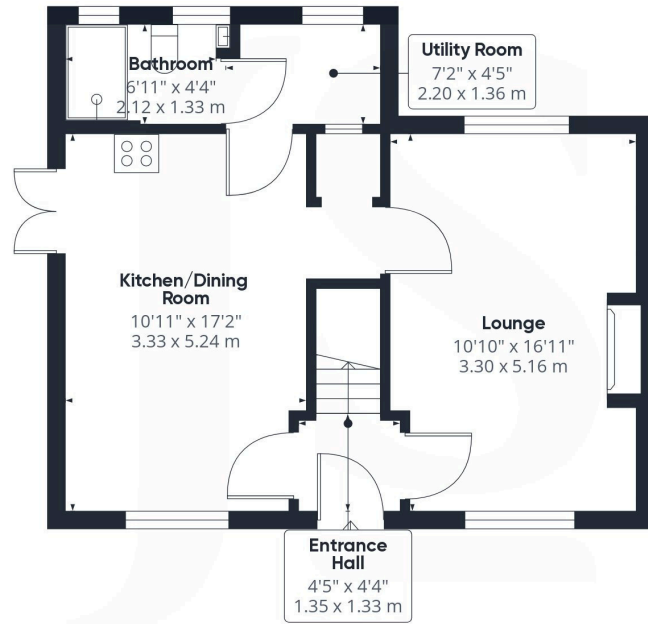
FRONT GARDEN Laid chipstone onto paved area being fence and privet enclosed, gate to side access, wall mounted light.

SUN TRAP SOUTH/WEST FACING REAR GARDEN Raised decked area stepping down onto laid chipstone leading onto lawned area, being fence and wall enclosed, outside tap, gate to front and rear access, wall mounted light.

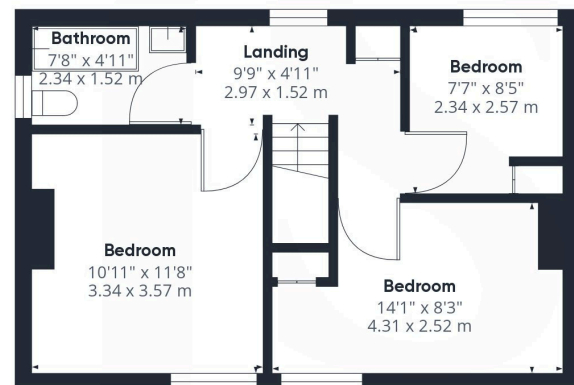
LOCATION

Conveniently situated on level ground approximately 1/2 mile from the centre of Shoreham, with its comprehensive shopping facilities, health centre, library and mainline railway station. Pleasant Downland walks are close at hand, whilst the foreshore can be reached over the footbridge over the River Adur.





Floor 0



Floor 1

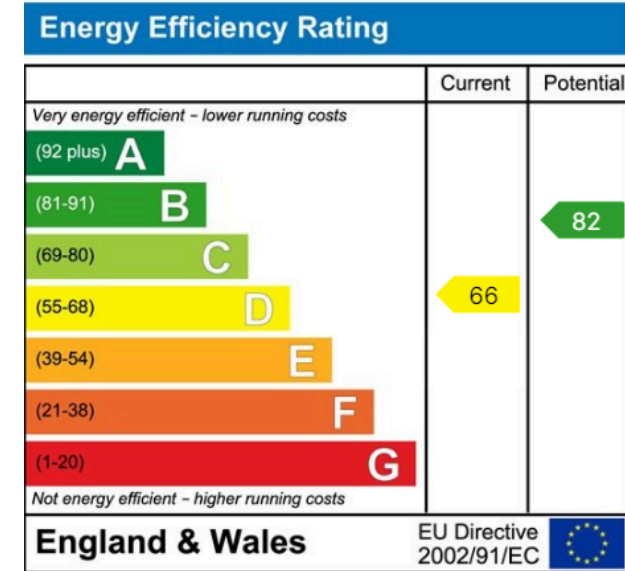


Approximate total area⁽¹⁾
888.9 ft²
82.58 m²

(1) 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: 926sqft)

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.