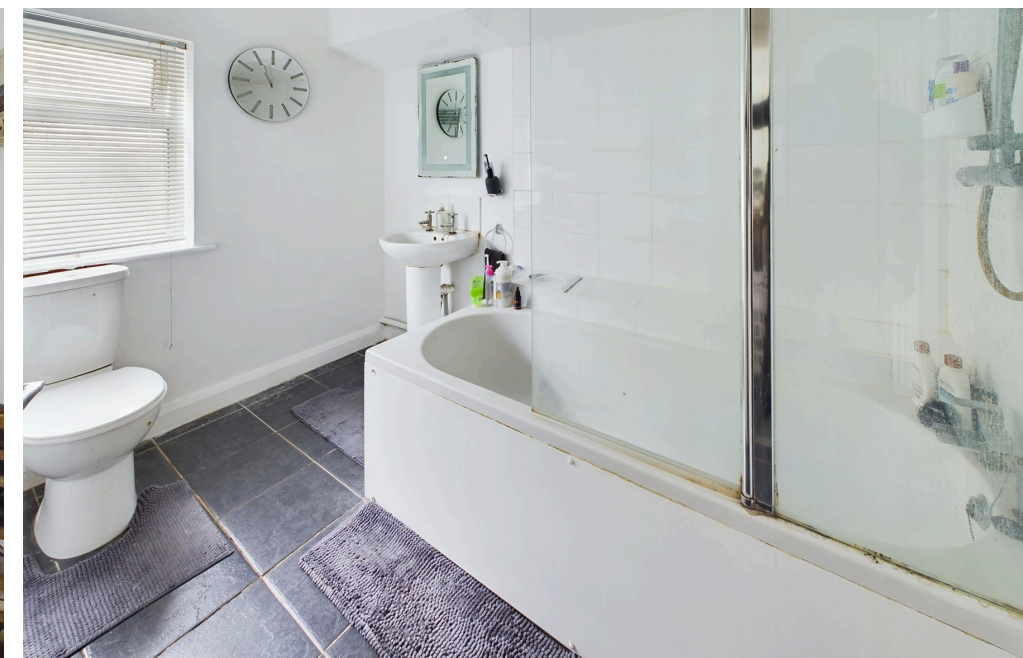




Buci Crescent | Shoreham by Sea | BN43 6LB
Guide Price £350,000



We are delighted to offer for sale this spacious and versatile three bedroom semi detached house situated on level ground in this popular residential location.



Key Features

- Shoreham Academy Catchment Area
- Holmbush Shopping Centre Close By
- Extended Kitchen/Dining Room
- Spacious Lounge
- Good Size South Facing Rear Garden
- Off Road Parking
- Garage
- Inspection Is A Must



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Pvcu double glazed contemporary front door through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, wall mounted heating control panel, plus Hive heating control panel, pvcu double glazed window with fitted blind, coving, radiator with attractive wood surround.

BEDROOM THREE/OFFICE West aspect. Comprising pvcu double glazed window with fitted blind, wall mounted cupboard housing Vaillant combination boiler, radiator, understairs storage cupboard, laminate flooring.

SPACIOUS OPEN PLAN LOUNGE South and North aspect. Comprising pvcu double glazed window with fitted blinds, radiator with attractive wood surround, coving, laminate flooring, opening to:-

KITCHEN/DINING ROOM South aspect. Comprising pvcu double glazed window, pvcu double glazed double doors leading out onto South facing rear garden, roll edge laminate worksurfaces with cupboards below, matching eye level cupboards, part tiled splashbacks, inset four ring electric hob with oven below and extractor fan over, provision for washing machine and dishwasher, space for dryer, space for fridge/freezer, cat flat, tiled flooring, sunken spotlights.

FIRST FLOOR LANDING Comprising pvcu double glazed window with roller blind, loft hatch access.

DOUBLE ASPECT BEDROOM ONE South and North aspect benefitting from distant roof top and downland views. Comprising two pvcu double glazed windows with fitted roller blinds, fitted wardrobe with hanging rail, radiator.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, radiator, built in storage cupboard with hanging rail.

FAMILY BATHROOM West aspect. Comprising obscure glass pvcu double glazed window with fitted blind, panel enclosed bath having an integrated shower over with shower attachment, pedestal hand wash basin, low flush wc, recessed shelving, wall mounted heated towel rail, tiled flooring, extractor fan.

EXTERNAL

FRONT GARDEN Paved area affording off road parking for one vehicle, having various shrub and plant borders.

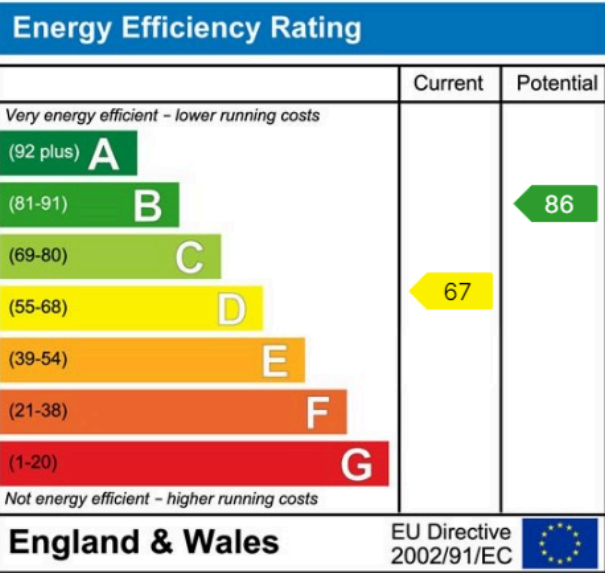
GOOD SIZE SOUTH FACING REAR GARDEN Large lawned area having various mature shrub, tree and plant borders, fence and wall enclosed, gate to side access.

DETACHED BRICK BUILT GARAGE Benefitting from power and lighting.

LOCATION

Situated in this quiet residential location being approximately 2 miles from Shoreham town centre with its comprehensive shopping facilities, health centre, library and mainline railway station. The Holmbush Shopping Centre can be found approximately half a mile away.





Property Details:

Floor area (as quoted by EPC: 764 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.