



Falcon Close | Shoreham by Sea | BN43 5HN
Offers Over £750,000





We are delighted to offer for sale this rarely available impressive detached three double bedroom family house positioned within this charming cul de sac located within a short stroll to the foreshore.



Property details: Falcon Close | Shoreham by Sea | BN43 5HN

Key Features

- Double Aspect Lounge Through Dining Room
- Intergal Garage
- Off Road Parking
- External Storage/Ideal For Water Sports Enthusiasts
- No Ongoing Chain
- Kitchen/Breakfast Room
- Impressive Landing/Reception Room With Views Towards The Sea
- Scope To Extend (Stnpc)
- Three Double Bedrooms
- First Time To Market In 45 Years



3 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Pvcu double glazed door into:- SPACIOUS OPEN ENTRANCE HALL South aspect. Comprising large floor to ceiling pvcu double glazed window, laminate flooring, radiator, stairs to first floor, single light fitting.

SPACIOUS DOUBLE ASPECT LOUNGE Comprising large south facing pvcu double glazed window, pvcu double glazed slide door out to rear garden, radiator, feature fireplace with tiled hearth and stone inserts.

SPACIOUS DOUBLE ASPECT FITTED KITCHEN North and East aspect. Comprising two pvcu double glazed windows, pvcu double glazed door out to rear garden, laminate flooring, range of modern fitted units incorporating cupboards and drawer, roll edge laminate work surfaces, inset one and a half bowl stainless steel sink unit with mixer tap, space and plumbing for dishwasher and washing machine, space for freestanding fridge/freezer, wall mounted boiler.

GROUND FLOOR WC East aspect. Comprising obscured pvcu double glazed window, low level flush wc, wall hung hand wash basin, single light fitting.

FIRST FLOOR TRIPLE ASPECT SPACIOUS LANDING South, North and East aspect. Comprising three pvcu double glazed windows, hatch to loft space, three wall mounted light fittings, one ceiling light fitting, radiator.

SHOWER ROOM North aspect. Comprising pvcu double glazed window, low flush wc, pedestal hand wash basin, contemporary upstanding radiator, walk in shower cubicle with integrated shower, fully tiled walls, carpeted flooring, extractor fan.

SEPARATE WC North aspect. Comprising pvcu double glazed window, low flush wc, carpeted flooring, single light fitting.

BEDROOM THREE North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring,

BEDROOM ONE South aspect. Comprising pvcu double glazed window with pleasant views over the close and green space, radiator, carpeted flooring, single light fitting.

BEDROOM TWO South aspect. Comprising pvcu double glazed window with pleasant views over the close and green space, radiator, carpeted flooring, single light fitting.

EXTERNAL

FRONT GARDEN Laid to hardstanding providing off street parking for multiple cars, lawn areas to either side, wall enclosed, door to side access, door to external storage area.

INTEGRAL GARAGE With electric up and over door, also housing gas and electric meters.

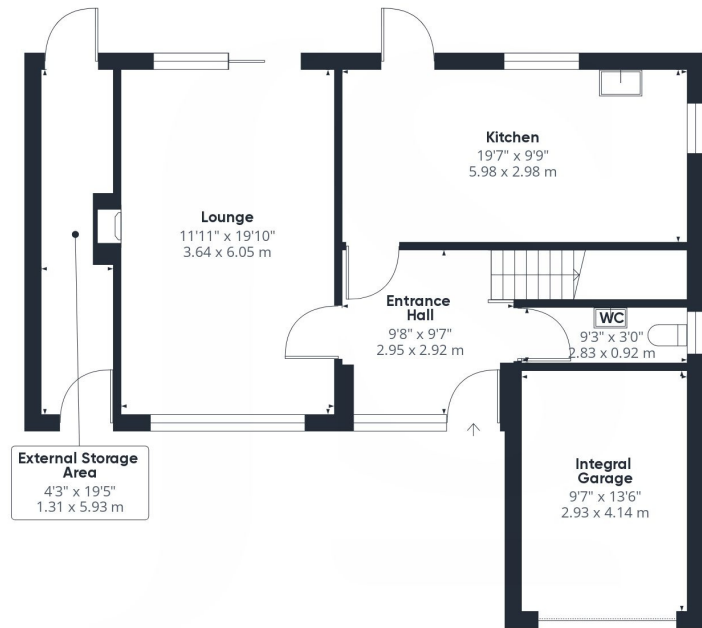
REAR GARDEN Large paved patio area leading onto large shingle area being wall and fence enclosed, access to large side garden area, door to external storage area, timber built shed.

EXTERNAL STORAGE AREA Being the full length of the property with access via the front and rear garden providing ample storage space, ideal for water sports enthusiasts.

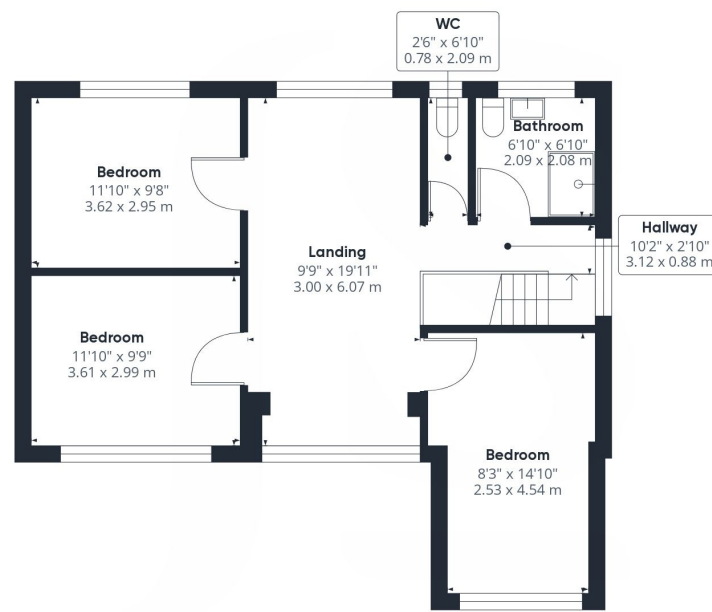
LOCATION

Conveniently situated within approximately 150 yards of the River Adur and within 500 yards of the foreshore also within close proximity of Shoreham Beach primary school. Local shops can be found in Ferry Road, whilst more comprehensive shopping facilities can be found in Shoreham town centre along with a good range of bars and restaurants, facilities such as health centre, library and mainline station with routes directly to London Victoria in just over an hour, are nearby. Brighton and Worthing area both easily accessible and are approx. 5 miles to the east and west respectively.





Floor 0



Floor 1

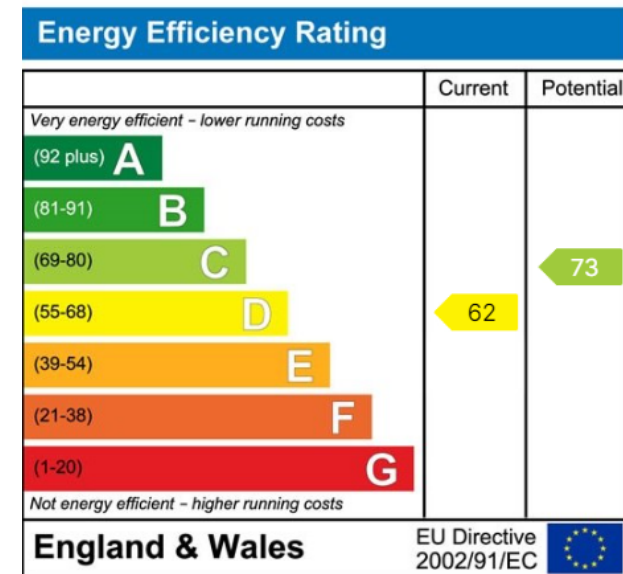


Approximate total area⁽¹⁾
1470.36 ft²
136.6 m²

(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: 1421 sqft)

Tenure: Freehold

Council tax band: E

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.