



Collingwood Court | Shoreham by Sea | BN43 5SB

Guide Price £535,000



We are delighted to offer for sale this spacious three/four bedroom two reception room semi detached house situated within a short walk of the foreshore.



Key Features

- Garage In Nearby Compound
- Two Reception Rooms
- South Facing Rear Garden
- Sea Views
- No Ongoing Chain
- Balcony
- Scope For Improvement
- Cul De Sac Location
- Ensuite Shower Room To Master Bedroom
- Inspection Advised



3 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Pvcu double glazed feature leaded light windows into:-

ENTRANCE HALL Comprising laminate flooring, radiator, storage cupboard, skylight, step up into: -

INTERNAL HALLWAY Comprising laminate flooring, radiator, storage cupboard, stairs to first floor, understairs storage cupboard, wall mounted heated control.

GROUND FLOOR WC Comprising vinyl flooring, obscure glass window, low flush wc, hand wash basin, wall mounted towel rail, fully tiled walls.

KITCHEN South aspect. Comprising pvcu double glazed window, vinyl flooring, wall mounted ladder style radiator, range of fitted cupboards and drawer, work surfaces with inset single drainer sink unit and mixer tap, inset electric hob with extractor fan over, built in eye level microwave and oven below, part tiled splashbacks, space and provision for fridge/freezer and washing machine.

LOUNGE South aspect. Comprising two pvcu double glazed windows, pvcu double glazed door opening onto rear garden, carpeted flooring, radiator.

SEPARATE RECEPTION ROOM North aspect. Comprising three pvcu double glazed windows, radiator, carpeted flooring.

FIRST FLOOR LANDING Comprising built in storage cupboard, loft hatch access, carpeted flooring.

BEDROOM ONE North aspect. Comprising two pvcu double glazed window, radiator, carpeted flooring, pvcu double glazed double doors out to BALCONY benefiting from roof top views

ENSUITE SHOWER ROOM West aspect. Comprising obscured glass pvcu double glazed window, carpeted flooring, wall mounted heated towel rail, walk in shower cubicle with electric shower, pedestal hand wash basin, low flush wc, fully tiled walls.

FAMILY SHOWER ROOM North aspect. Comprising obscure glass pvcu double glazed window, hand wash basin with vanity unit below, radiator, low flush wc, walk in shower cubicle with electric shower, fully tiled walls.

BEDROOM THREE South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, built in storage cupboard.

BEDROOM TWO South aspect. Comprising two pvcu double glazed windows, radiator, carpeted flooring, built in storage cupboard.

EXTERNAL

FRONT GARDEN Laid to lawn with flower border, pathway to front door, gate to side access.

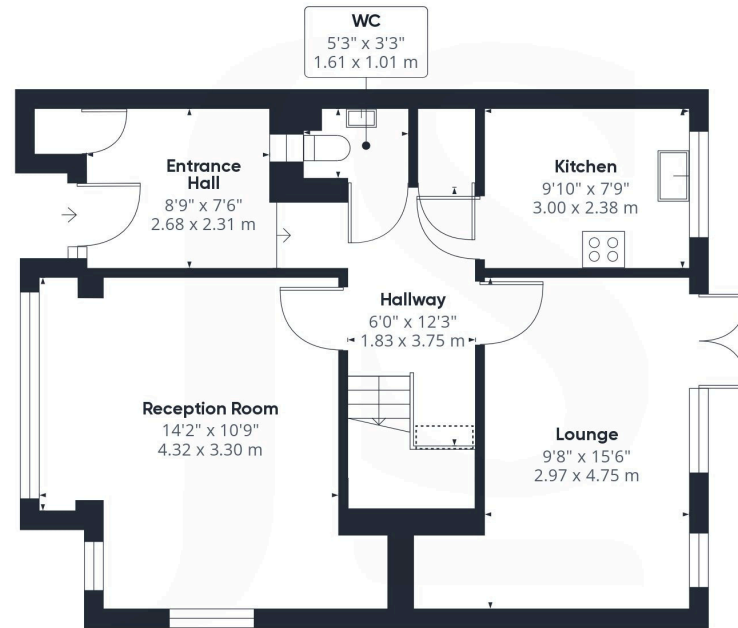
SOUTH FACING REAR GARDEN Paved patio area leading onto lawned area having mature shrub borders, timber built shed, wall and fence enclosed, gate to side access.

GARAGE In nearby compound.

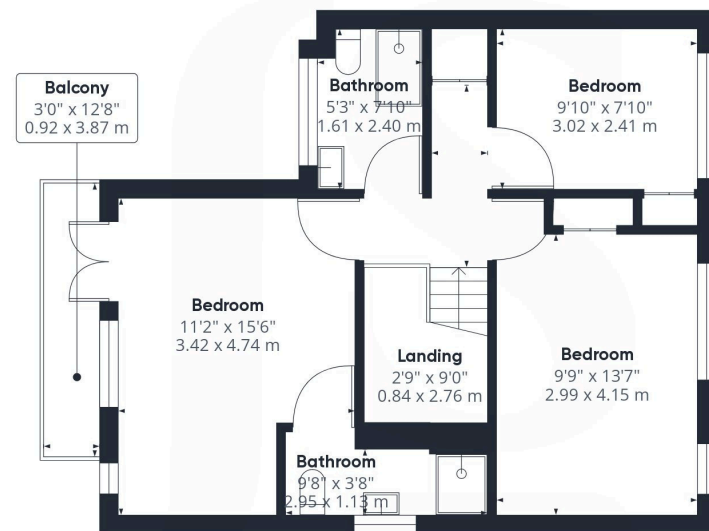
LOCATION

Situated within close proximity of the foreshore and around the corner from local shops in Ferry Road. There is a footbridge close by over the River Adur giving direct access to the centre of Shoreham with its more comprehensive shopping facilities, health centre, library and mainline railway station. Buses pass close by, whilst the A259 east/west coastal route is easily accessible, as is the A27 to Worthing and Brighton.





Floor 0



Floor 1



Approximate total area⁽¹⁾
1183.11 ft²
109.91 m²

Reduced headroom
3.02 ft²
0.28 m²

(1) 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) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 1292 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.