



Nursery Close | Shoreham by Sea | BN43 6GJ

£500,000



We are delighted to offer for sale this three/four bedroom semi detached family home situated in the popular Shoreham cul-de-sac



Property details: Nursery Close | Shoreham by Sea | BN43 6GJ

Key Features

- Three/Four Bedrooms
- Two/Three Reception Rooms
- Modern Family Bathroom
- Open Plan Lounge Dining Room
- Spacious Kitchen
- South Facing Rear Garden
- Fitted Solar Panels With Feed In Tariff
Generating Additional Income
- Utility Room
- Sun Room
- Popular Cul-De-Sac

 **3/4 Bedrooms**

 **1 Bathroom**

 **2/3 Reception Rooms**

INTERNAL

Obscured glass leaded light stained glass pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising obscured glass pvcu double glazed window, wood effect vinyl flooring, radiator, stairs to first floor, understairs storage cupboard.

RECEPTION ROOM/BEDROOM FOUR North aspect. Comprising pvcu double glazed window, radiator, wood effect vinyl flooring, feature fireplace with wooden surround and tiled hearth.

MODERN FITTED KITCHEN South aspect. Comprising pvcu double glazed window, luxury vinyl flooring, fitted range of cupboards and drawers, square edge work surfaces with inset electric hob with extractor fan over, one and a half bowl composite sink unit with mixer tap, built in eye level double oven, space and plumbing for washing machine, space for freestanding American style fridge/freezer, inset spotlights, opening through to:-

OPEN PLAN LOUNGE DINING ROOM South aspect. Comprising pvcu double glazed window, wood effect vinyl flooring, two radiators, pvcu double glazed double doors out to rear garden.

UTILITY ROOM/GROUND FLOOR WC East aspect. Comprising pvcu double glazed window, luxury vinyl flooring, space and plumbing for washing machine, wall mounted Worcester boiler, range of fitted cupboards, low level flush wc, extractor fan

FIRST FLOOR LANDING East aspect. Comprising obscure glass pvcu double glazed window, loft hatch access, two storage cupboards.

BEDROOM ONE South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

BEDROOM THREE South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

MODERN FAMILY SHOWER ROOM North aspect. Comprising pvcu double glazed window, vinyl flooring, walk in shower cubicle with integrated shower and shower attachment, large chrome ladder style heated towel rail, hand wash basin with vanity unit below, low flush wc, various storage cupboards, fully tiled walls, inset spotlights.

EXTERNAL

FRONT GARDEN Laid to block paving providing off road parking for multiple vehicles, plant and shrub border, gate to side access, dwarf wall enclosed.

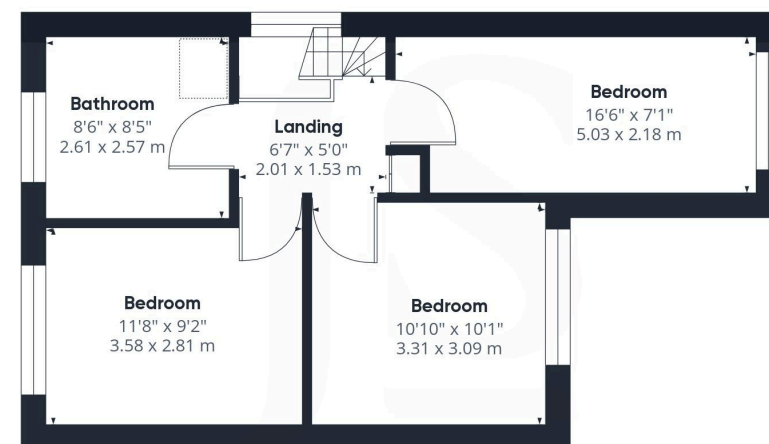
FEATURE SOUTH FACING REAR GARDEN Large paved patio area leading onto lawned area with various shrub and plant borders, two timber built sheds, greenhouse.

DETACHED GARDEN ROOM Being double glazed and having two sliding patio doors onto rear garden.

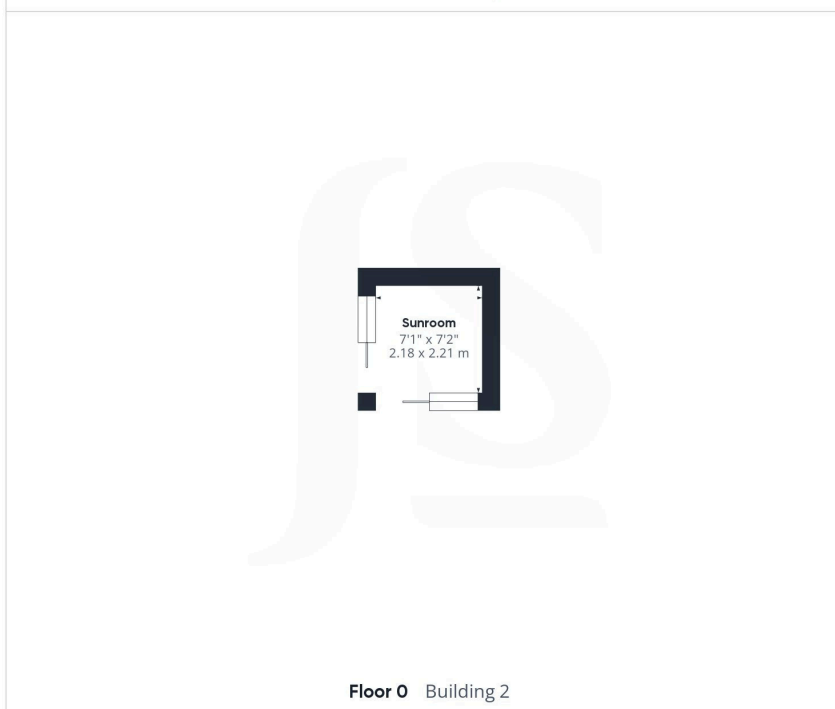
LOCATION

Situated in this sought after location. Holmbush Shopping Centre which incorporates Marks & Spencer's, Costa, Next and Tesco's are within a mile of the property. Within walking distance to bus routes for Brighton, Shoreham & Worthing. Whilst, the centre of Shoreham is within 1 mile, which has more comprehensive shopping facilities, health centre, library and mainline railway station.





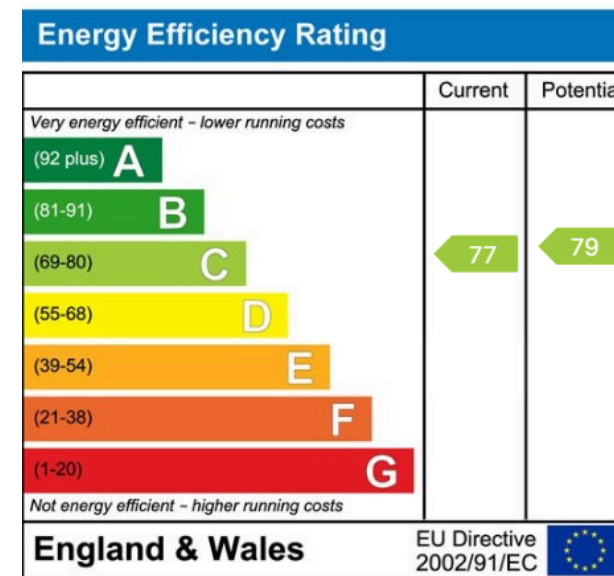
Approximate total area⁽¹⁾
 1134.22 ft²
 105.37 m²



(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: 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.