



Gordon Road | Shoreham by Sea | BN43 6WE
Offers Over £425,000





We are delighted to offer for sale this impressive newly refurbished two bedroom semi detached house situated in this desirable central location.



Key Features

- Contemporary Newly Fitted Kitchen
- South Facing Rear Garden
- No Ongoing Chain
- Contemporary Newly Fitted Bathroom
- Shoreham Station And Town Is Within A Short Walk
- Completely Refurbished Throughout
- Off Road Parking
- Must View Property



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

COVERED PORCH Pvcu double glazed door through to:-

ENTRANCE HALL Comprising contemporary wall mounted radiator, laminate flooring.

OPEN PLAN LOUNGE North aspect. Comprising pvcu double glazed window with contemporary fitted roller blind, radiator, laminate flooring, recessed shelving, integrated log effect electric fire, sunken spotlights, opening through to:-

NEWLY FITTED CONTEMPORARY OPEN PLAN KITCHEN/BREAKFAST ROOM South aspect. Comprising pvcu double glazed bi-folding doors with fitted contemporary roller blinds, laminate flooring, wall mounted contemporary radiator, work surfaces with cupboards below, matching eye level cupboards, matching cupboard housing wall mounted boiler also with plumbing for washing machine, inset sink with contemporary mixer tap, matching integrated fridge/freezer, matching integrated dishwasher, matching island with integrated Bosch four ring electric hob with Bosch oven under and contemporary Elica extractor fan over, sunken spotlights, understairs storage cupboard housing recently inspected wall mounted electric meter and gas meter.

FIRST FLOOR LANDING Comprising sunken spotlights, loft hatch access, ladder style wall mounted radiator.

MASTER BEDROOM ONE North aspect. Comprising pvcu double glazed window with contemporary fitted roller blinds, contemporary wall mounted radiator, integrated wardrobe with hanging rail and shelving, sunken spotlights, two contemporary ceiling mounted bedside light fittings, two bedside tables.

BEDROOM TWO South aspect. Comprising pvcu double glazed window with contemporary fitted roller blind, built in cupboard with hanging rail and shelving, sunken spotlights, wall mounted contemporary radiator.

NEWLY FITTED CONTEMPORARY BATHROOM South aspect. Comprising smoked glass pvcu double glazed window, contemporary circular pedestal style sink unit with contemporary mixer tap, contemporary egg shaped low flush wc, wall mounted heated towel rail, fully tiled walls, tiled flooring, panel enclosed bath having an integrated shower over with shower attachment, sunken spotlights.

EXTERNAL

FRONT GARDEN Laid to peashingle being dwarf wall enclosed.

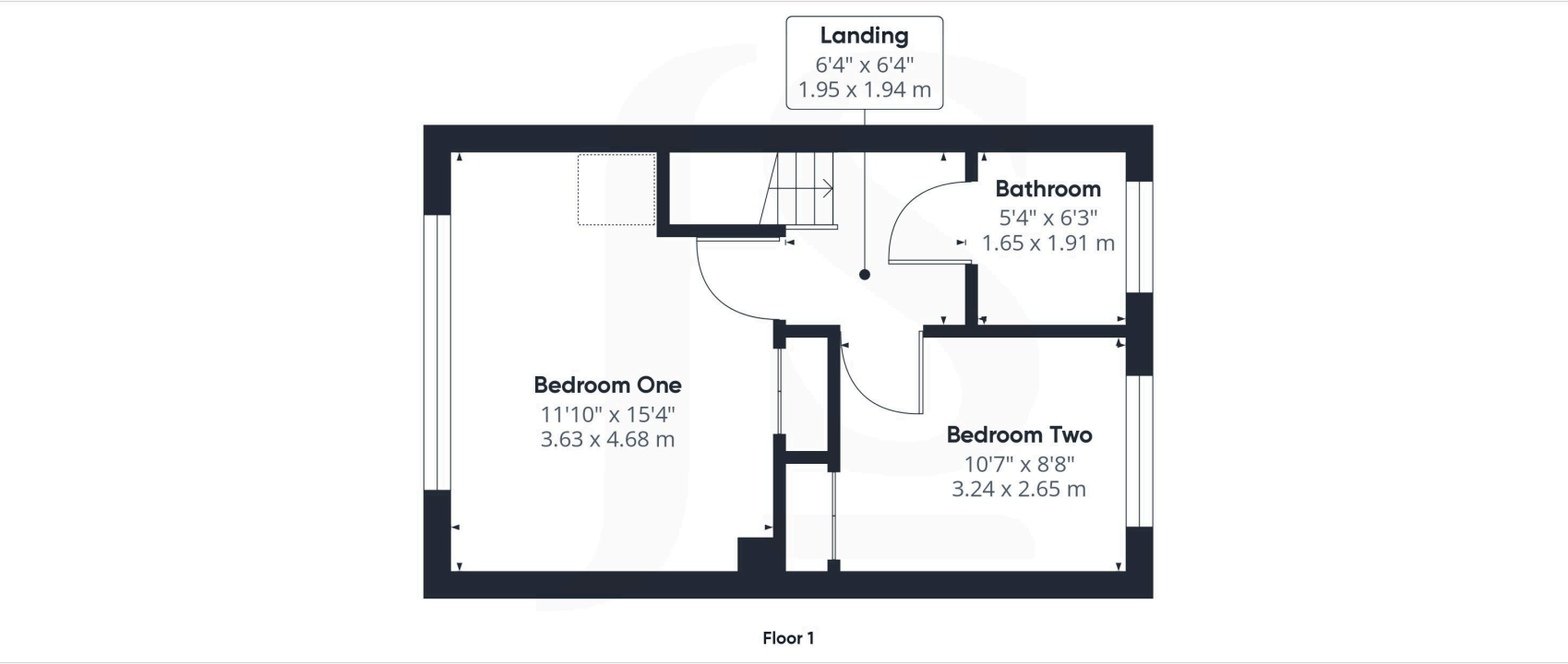
FRONT AND REAR ALLOCATED PARKING SPACE Laid to chipstone.

IMPRESSIVE SOUTH FACING SUN TRAP REAR GARDEN Composite decking onto large lawned area having chipstone borders, four wall mounted lights, outside tap, gate to rear access and parking, fence enclosed.

LOCATION

Conveniently situated just off Buckingham Road in the Centre of Shoreham being within minutes of the mainline railway station, shopping facilities, health centre, library and the footbridge over the River Adur to Shoreham Beach.



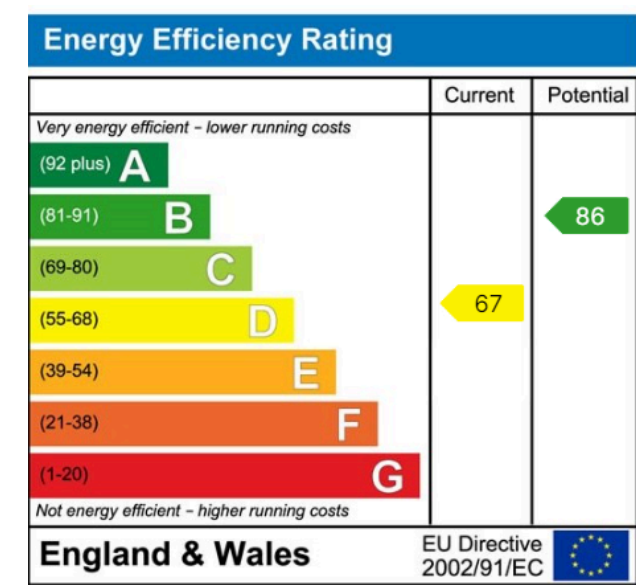


Approximate total area⁽¹⁾
718.83 ft²
66.78 m²

(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: 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.