



Franklin Road | Shoreham by Sea | BN43 6YD

Guide Price £425,000 - £450,000





We are delighted to offer for sale this impressively presented and versatile three bedroom semi detached chalet house situated in this popular location





# Key Features

- Off Road Parking
- Garage/Workshop With Power And Lighting
- Versatile Accommodation
- Shoreham Academy Catchment Area
- Vendor Suited
- Two Reception Rooms
- Ground Floor Wc
- Inspection Is A Must



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

EXPOSED PORCH Pvcu double glazed door through to:-

SPACIOUS ENTANCE HALL Comprising, radiator, laminate flooring, cupboard housing wall mounted electric meter, door to:-

GROUND FLOOR CLOAKROOM East Aspect. Comprising obscure pvcu double glazed window, low flush wc, hand wash basin with vanity below, wall mounted heated towel rail, tiled flooring, part tiled walls.

LOUNGE South Aspect. Comprising two pvcu double glazed window with fitted blinds, radiator, laminate flooring.

DUAL ASPECT DINING ROOM North and East Aspect. Comprising two pvcu double glazed windows, pvcu double glazed doors leading onto rear garden, radiator, laminate flooring.

MODERN KITCHEN North Aspect. Comprising pvcu double glazed window, solid oak work surfaces with cupboards below, matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, space for range cooker with extractor fan over, matching integrated fridge/freezer, dishwasher and bin, tiled flooring, sunken spot lights.

GROUND FLOOR BEDROOM THREE South Aspect. Comprising, pvcu double glazed window with fitted blinds, laminate flooring, radiator.

### FIRST FLOOR LANDING

BEDROOM ONE South Aspect. Comprising pvcu double glazed window with fitted blinds, radiator, fitted mirrored wardrobes with hanging rail and shelving, eaves storage access (behind wardrobe).

BEDROOM TWO North Aspect. Comprising pvcu double glazed window, radiator, fitted wardrobes with hanging rail and shelving, eaves storage access (behind wardrobe).

MODERN SHOWER ROOM East Aspect. Comprising obscure pvcu double glazed window, wall mounted heated towel rail, low flush wc, contemporary hand wash basin with vanity unit below, walk in shower cubicle housing integrated shower with shower attachment, extractor fan, sunken spot lights, tiled flooring, fully tiled walls.

## EXTERNAL

FRONT GARDEN Wall mounted light, large block paved area, off-road parking for one vehicle, scope for further off-road parking (stnpc), stepping down onto lawned area with various shrub and plant boarders.

REAR GARDEN Laid chip stone leading onto large lawn area with various shrub and plant boarders, outside tap, fence and wall enclosed.

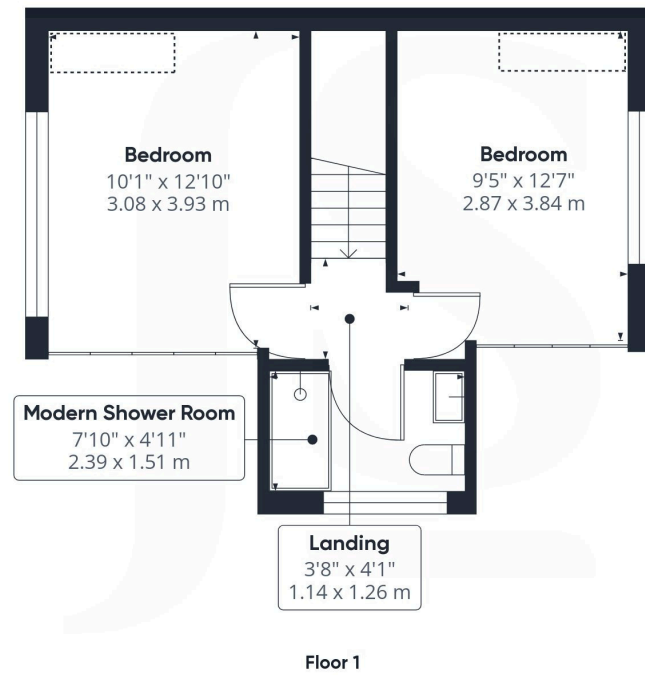
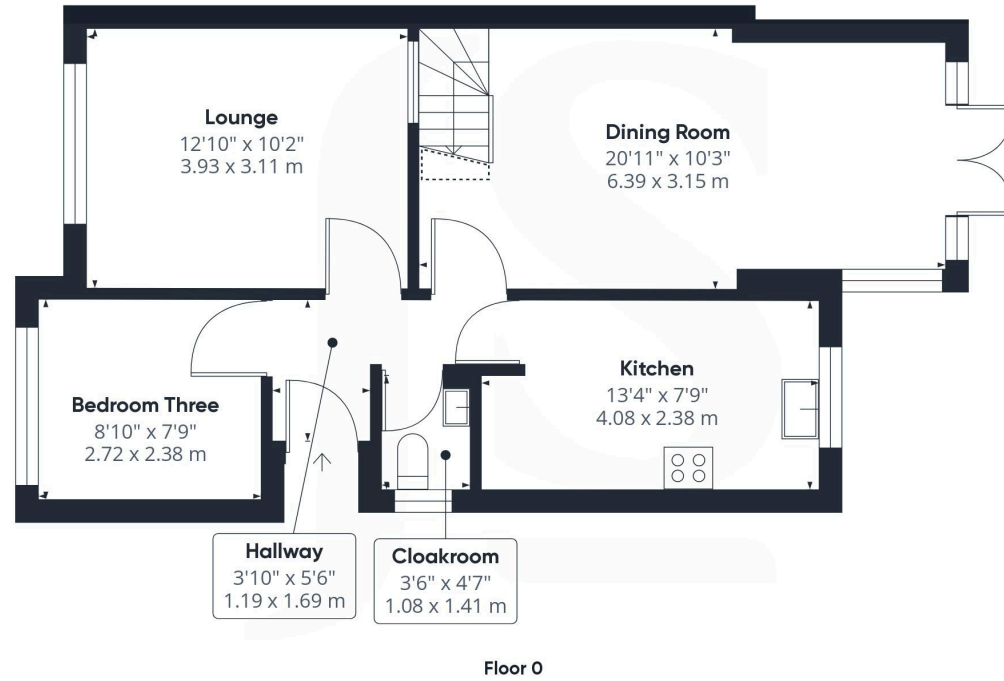
GARAGE/WORKSHOP Up and over door, power and lighting, pvcu double glazed window, also having the benefit of water and waste pipes as currently being used as a utility room and the addition of wiring in place for an internet connection.

## LOCATION

Conveniently situated on level ground within walking distance of local shops on the corner of Upper Shoreham Road and Stoney Lane, with the comprehensive Holmbush Centre (Tesco, Marks & Spencer & Next ) just a little further. The centre of Shoreham is approx. 1 1/2 miles distant, with its mainline railway station, health centre, library and various shops. Pleasant Downland walks are easily accessible nearby, whilst Kingston Beach is approx. 1 mile away.







**Approximate total area<sup>(1)</sup>**  
 880.03 ft<sup>2</sup>  
 81.76 m<sup>2</sup>

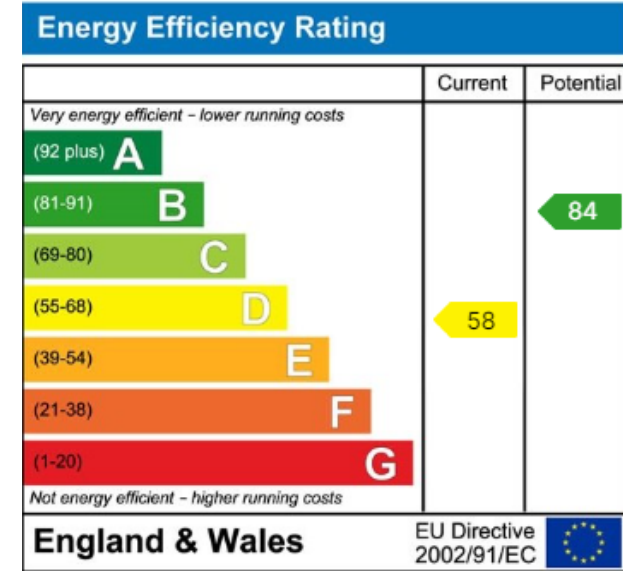
**Reduced headroom**  
 24.8 ft<sup>2</sup>  
 2.3 m<sup>2</sup>

(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



## Property Details:

Floor area (as quoted by EPC: 958 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.