



9 Park Road | Shoreham by Sea | BN43 6PF

Guide Price £650,000



We are delighted to offer for sale this impressive four/five bedroom semi detached chalet house situated in this popular Shoreham location.



Key Features

- Four/Five Bedrooms
- Impressive Open Plan Kitchen Dining Area
- Open Plan Lounge Area
- Bi-folding Doors
- South Facing Rear Garden
- Utility Room
- Two Bathrooms
- Garage
- Viewing Is An Absolute Must
- No Ongoing Chain



4/5 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Pvcu double glazed front door into:-

SPACIOUS ENTRANCE HALLWAY Comprising laminate flooring, understairs storage cupboard, spotlights, stairs leading to first floor, various power points, single radiator, opening into:-

SPACIOUS OPEN PLAN LOUNGE KITCHEN BREAKFAST ROOM South aspect. Comprising laminate flooring, integrated media wall with various recessed shelving units, hard wiring for television, two fitted storage cupboards.

Open Plan Kitchen Dining Area: Comprising square edge quartz work surfaces with cupboards below, matching eye level cupboards, integrated butler sink with single drainer and mixer tap, four ring induction Lamona hob with extractor fan over, integrated eye level Lamona double oven, two fitted skylights, single radiator, various power points, pvcu double glazed bi-folding doors opening out onto feature South aspect rear garden.

GROUND FLOOR SHOWER ROOM East aspect. Comprising tiled flooring, low flush wc, fitted shower cubicle having an integrated power shower with rain forest fall shower head and being fully tiled, contemporary hand wash basin with vanity unit below, spotlights, extractor fan, obscure glass pvcu double glazed window, heated towel rail, access to:-

SEPARATE UTILITY CUPBOARD Comprising wall mounted Baxi combination boiler, separate lighting, wall mounted electric fuseboard and meter, also housing gas meter, laminate flooring.

SEPARATE SNUG/GROUND FLOOR BEDROOM North aspect. Comprising pvcu double glazed bay window, single radiator, spotlights, open fireplace, wall mounted television point, various power points.

GROUND FLOOR BEDROOM TWO North aspect. Comprising single radiator, pvcu double glazed bay window, spotlights, various power points, wall mounted television point.

FIRST FLOOR LANDING East aspect. Comprising carpeted flooring, spotlights, various power points.

MASTER BEDROOM South aspect. Comprising carpeted flooring, fitted double wardrobes with various hanging rails and shelving, upstanding radiator, wall mounted television point, various power points, pvcu double glazed double doors.

BEDROOM THREE North aspect. Comprising carpeted flooring, pvcu double glazed velux window, single radiator, wall mounted television point, various power points, fitted double wardrobes with various hanging rails and shelving, second fitted single wardrobe with hanging rail and shelving, access into eaves storage, spotlights.

BEDROOM FOUR/HOME OFFICE Comprising recently fitted carpeted flooring, pvcu double glazed velux window, single radiator, access into eaves storage, various power points, spotlights, wall mounted television point.

LUXURY FITTED FAMILY BATHROOM South aspect. Comprising luxury tiled flooring, panel enclosed P shaped jacuzzi jet wash bath with power shower over having rain forest fall shower head over, contemporary low flush wc, hand wash basin with mixer tap and vanity unit below, extractor fan, spotlights, pvcu double glazed obscure glass window.

EXTERNAL

FRONT GARDEN Laid to block paving providing off street parking for approximately two vehicles, shared driveway to side access with outside lighting.

FEATURE SOUTH ASPECT REAR GARDEN Patio area stepping onto large lawned area having various mature shrub and plant borders, access to:-

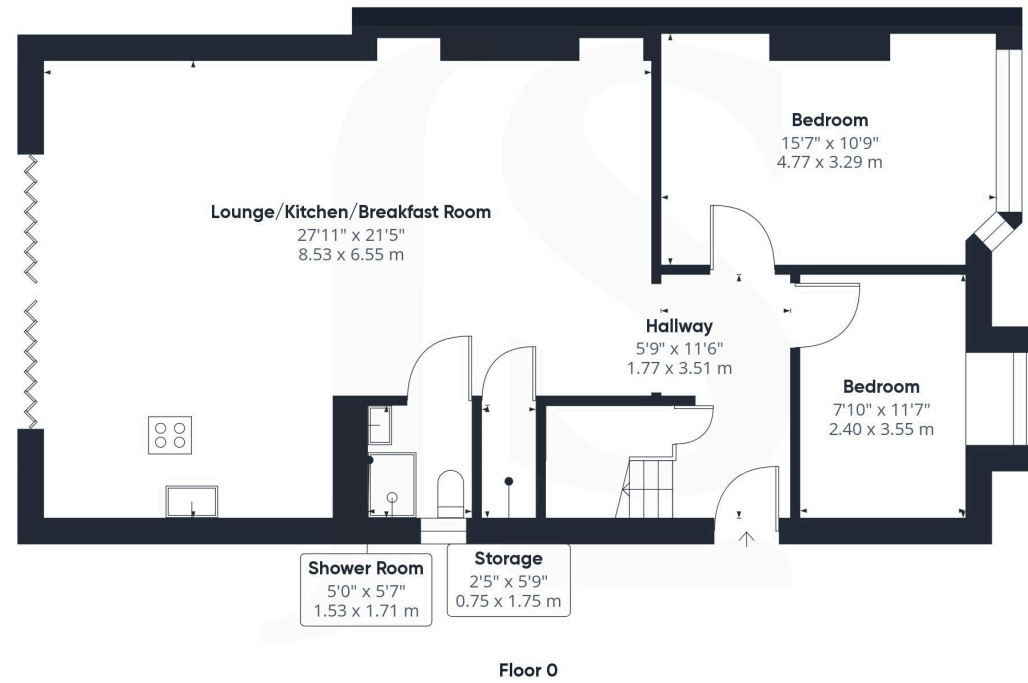
DETACHED GARAGE With power and lighting, pvcu double glazed window, pvcu double glazed door, mainly used for storage.

LOCATION

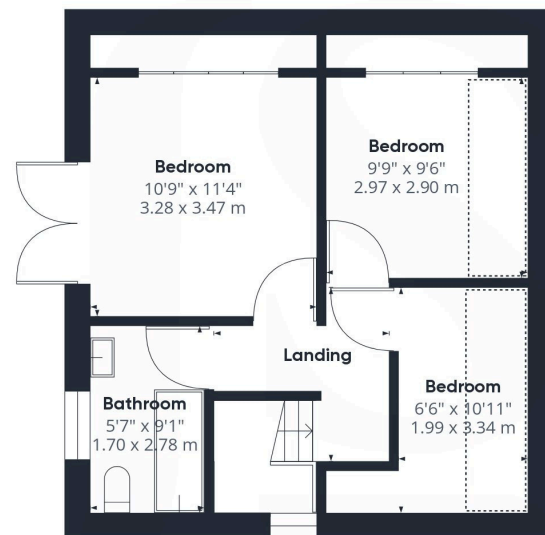
Conveniently located close to Shoreham's Holmbush centre, (Tesco, Marks & Spencer's and Next). Being close to a bus route for Brighton, Shoreham & Worthing. Whilst, the centre of Shoreham is within 1 mile, which has more comprehensive shopping facilities, health centre, library and mainline railway station.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor 0



Floor 1



Approximate total area⁽¹⁾
1370.27 ft²
127.3 m²

Reduced headroom
57.05 ft²
5.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 1173sqft)

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.