



Nicolson Drive | Shoreham by Sea | BN43 5UP

Offers Over £550,000





We are delighted to offer for sale this well extended and impressive three double bedroom semi detached house situated in this convenient sought after location.



Key Features

- Off Road Parking For Two Vehicles
- Garage
- Extended Kitchen/Dining Room
- South Facing Rear Garden
- Ensuite To Master Bedroom With Roof Top Views
- Inspection Is A Must
- Two Bathrooms
- Good School Catchment Area



3 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Composite front door through to :-

ENTRANCE HALL Comprising radiator, Karndean flooring, coving.

SPACIOUS LOUNGE North aspect. Comprising pvcu double glazed bay window with fitted blinds, Karndean flooring, coving, understairs storage cupboard, wall mounted heating control panel, radiator, feature fireplace having an inset coal effect gas fire with an attractive wooden surround having marble inserts and hearth, frosted glass door through to:-

EXTENDED KITCHEN/DINING ROOM South aspect. Comprising aluminium framed anthracite grey bi-folding doors leading out onto South facing rear garden, porcelain tiled flooring with underfloor heating, granite work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, island having an inset Bosch induction hob with contemporary extractor fan over and cupboards and drawers under, integrated wine cooler, seating for two. Integrated Bosch oven/cooker, space for American style fridge/freezer, sunken spotlights, large double glazed skylight. Large storage cupboard with shelving, sunken spotlights. Wall mounted heating control panel.

SPACIOUS FIRST FLOOR LANDING Comprising two radiators, coving.

BEDROOM TWO North aspect. Comprising pvcu double glazed window with fitted blind, radiator, built in mirrored wardrobe with hanging rail and shelving, coving.

BEDROOM THREE South aspect. Comprising pvcu double glazed window, radiator, fitted mirrored wardrobes with hanging rail and shelving.

IMPRESSIVE CONTEMPORARY BATHROOM South aspect. Comprising obscure glass pvcu double glazed window, contemporary circular sink with vanity unit below, contemporary low flush wc, freestanding bath with integrated shower over and stand alone mixer bath tap with shower attachment, porcelain tiled flooring with inset led lighting, wall mounted heated towel rail, coving, fully tiled walls, extractor fan.

SECOND FLOOR LANDING Comprising sunken spotlight, pvcu double glazed velux window.

DOUBLE ASPECT MASTER ENSUITE BEDROOM ONE South and North aspect benefitting from distant sea, roof top and downland views. Comprising two double glazed velux windows with fitted blinds, pvcu double glazed double doors opening onto South aspect juliet balcony, sunken spotlights, fitted wardrobes with hanging rail and cupboards, radiator, door to :-

IMPRESSIVE CONTEMPORARY SHOWER ROOM South aspect. Comprising obscure glass pvcu double glazed window, walk in shower having an integrated Mira shower being fully tiled, sunken spotlights, contemporary hand wash basin with vanity unit below, low flush wc, fully tiled walls, extractor fan, wall mounted heated towel rail.

EXTERNAL

FRONT GARDEN Large block paved area affording off road parking for approximately two vehicles, laid chipstone borders being wall enclosed, wall mounted light, gate to side access.

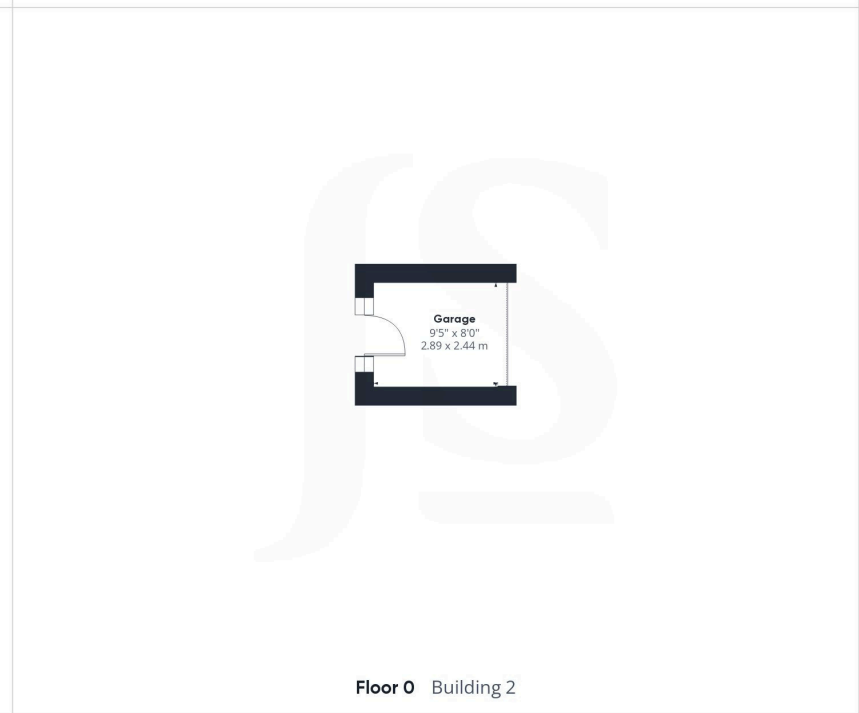
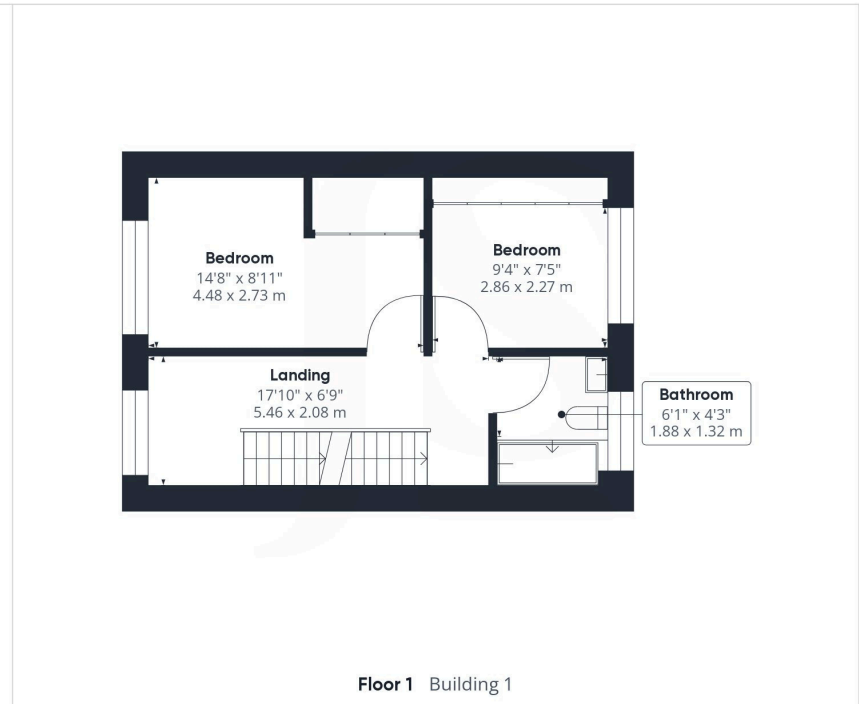
SOUTH FACING REAR GARDEN Porcelain tiled patio onto laid artificial grass area, outside tap, wall mounted shower, fitted motorised sun blind, timber built sauna, fence and wall enclosed.

GARAGE With up and over door benefitting from power.

LOCATION

Conveniently situated within 0.4 miles of Shoreham mainline railway station and the Town Centre with its comprehensive shopping facilities, health centre and library which are all just a short walk away. There is a footbridge at the end of East Street over the River Adur to Shoreham Beach, and pleasant walks and rides nearby over the South Down or up the Adur Valley





JS

Approximate total area⁽¹⁾
 1303 ft²
 121.05 m²

Reduced headroom
 120.74 ft²
 11.22 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



Property Details:

Floor area (as quoted by EPC: tbc 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.