



King George Road | Shoreham by Sea | BN43 6YN

Guide Price £350,000



We are delighted to offer sale this two bedroom semi detached house situated in this convenient residential location



# Key Features

- Shoreham Academy Catchment Area
- Good Size Rear Garden
- Scope To Extend (Stnpc)
- No Ongoing Chain
- Close To Local Amenities
- Scope For Improvement
- On Level Ground
- Inspection Is Advised



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Pvcu double glazed front door through to:-

STORM PORCH Comprising wall mounted light, front door through to :-

OPEN PLAN ENTRANCE HALL

SPACIOUS OPEN PLAN LOUNGE South aspect. Comprising two pvcu double glazed windows with fitted blinds, wall mounted contemporary electric fire, coving, under stairs storage cupboard, two radiators, further pvcu double glazed window with fitted blinds.

KITCHEN/BREAKFAST ROOM North aspect. Comprising two pvcu double glazed windows with fitted blinds, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, inset four ring Hotpoint electric hob with Hotpoint oven below, part tiled splashbacks, space for fridge freezer, provision for washing machine and dryer, door through to:-

INTERNAL PORCH Comprising pvcu double glazed door out to rear garden.

FIRST FLOOR LANDING Comprising pvcu double glazed window with fitted blind, loft hatch access, coving, airing cupboard housing combination Worcester boiler and slatted shelving.

BEDROOM ONE South aspect. Comprising two pvcu double glazed windows with fitted blinds, radiator, fitted cupboard with shelving, coving.

BEDROOM TWO North aspect benefitting from distant roof top and downland views. Comprising pvcu double glazed window with fitted blind, radiator, coving.

WET ROOM North aspect. Comprising obscure glass pvcu double glazed window, low flush wc, pedestal hand wash basin, shower cubicle having a wall mounted Mira electric shower being fully tiled having wall mounted seat and grab rail, fully tiled walls, radiator, coving.

## EXTERNAL

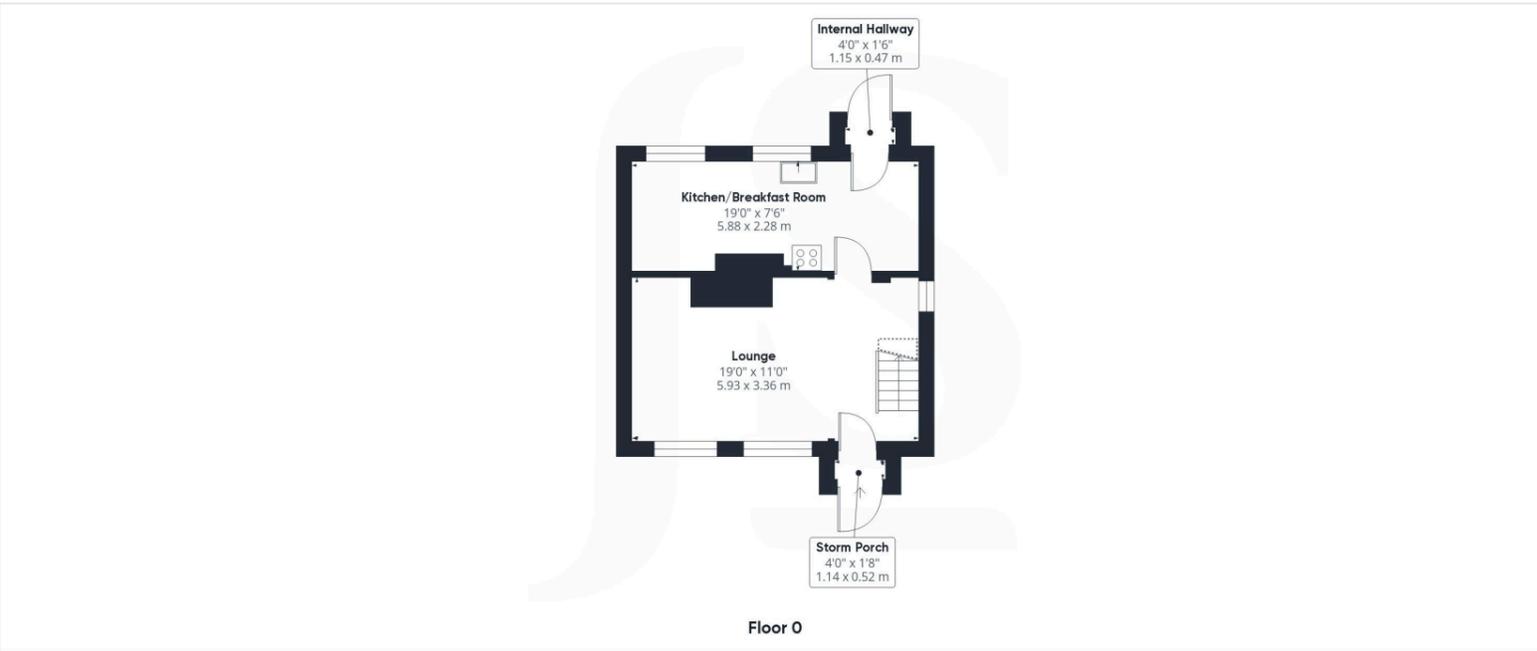
FRONT GARDEN Large block paved area leading onto large lawned area having various plant borders, two palm trees, gate to side access.

REAR GARDEN Large block paved area on large lawned area having various shrub and plant borders, useful brick built outbuilding, outside tap.

## LOCATION

Conveniently situated on level ground approx. 1 mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. Local shops are close at hand along the Upper Shoreham Road, whilst the Holmbush Centre (Tesco and Marks & Spencer), is approximately 1/2 mile away. A local bus service is also close by.





<b>Approximate total area<sup>(1)</sup></b>	
697.07 ft <sup>2</sup> 64.76 m <sup>2</sup>	
<b>Reduced headroom</b>	
10.23 ft <sup>2</sup> 0.95 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: tbc 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.