



Victoria Road | Shoreham by Sea | BN43 5WR
Guide Price £525,000



We are delighted to offer for sale this three bedroom semi detached house situated within this sought after central Shoreham location.



Key Features

- Scope For Improvement
- Two Reception Rooms
- Ground Floor Wc
- Good Size Rear Garden
- No Ongoing Chain
- Central Shoreham Location
- Situated On Level Ground
- Inspection Advised



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

EXPOSED PORCH Comprising private front door through to:-

SPACIOUS ENTRANCE HALL Comprising window, understairs storage, radiator.

GROUND FLOOR WC/CLOAKROOM Comprising aluminium framed obscure glass double glazed window, hand wash basin, high flush wc, radiator.

SPACIOUS LOUNGE South/East aspect. Comprising pvcu double glazed bay window, radiator, feature fireplace having a fitted electric coal effect fire.

SEPARATE DINING ROOM North/West aspect. Comprising aluminium framed double glazed window and slide door leading out to rear garden, understairs storage cupboard, wall mounted cupboard with shelving, feature fireplace having an inset coal effect gas fire.

KITCHEN South/West aspect. Comprising aluminium framed double glazed window, pvcu double glazed door leading out to side access, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, matching integrated Zanussi oven, Electrolux four ring gas hob with extractor fan over, inset stainless steel single drainer sink unit, wall mounted combination boiler, pantry cupboard with shelving and cupboard over, provision for washing machine, space for dryer, space for fridge/freezer, part tiled splashbacks.

FIRST FLOOR LANDING Comprising storage cupboard.

BEDROOM ONE South/East aspect. Comprising pvcu double glazed bay window, radiator, feature fireplace.

BEDROOM TWO North/West aspect. Comprising aluminium framed double glazed window, radiator, cupboard with shelving, further storage cupboard, feature fireplace.

BEDROOM THREE South/West aspect. Comprising aluminium framed double glazed window, radiator.

BATHROOM South/East aspect. Comprising obscure glass aluminium framed double glazed window, panel enclosed bath with shower attachment, wall mounted Triton electric shower over, wall mounted heated towel rail, low flush wc, hand wash basin with vanity unit below, fully tiled walls.

EXTERNAL

FRONT GARDEN Paved walkway onto lawned area having various mature shrub and plant borders, being dwarf wall enclosed.

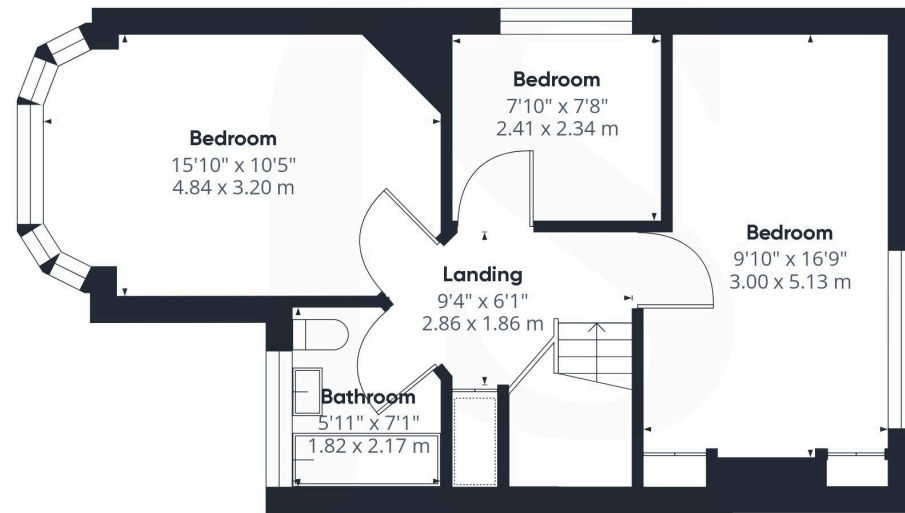
REAR GARDEN Block paved area leading onto lawned area having various mature shrub, tree and plant borders, timber built shed, gate to side access.

LOCATION

Ideally situated in the centre of Shoreham within minutes walking distance of the library, health centre, comprehensive shopping facilities and mainline railway station There is a footbridge close by over the River Adur to Shoreham Beach, whilst the South Downs are close at hand. Worthing is approximately 5 miles to the West whilst Brighton is a little further to the East.



Floor 0



Floor 1



Approximate total area⁽¹⁾

957.77 ft²
88.98 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.

Calculations are based on RICS IPMS 3C standard.

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.