



Middle Road | Shoreham by Sea | BN43 6LL  
Guide Price £325,000



We are delighted to offer for sale this spacious two bedroom end of terrace house situated on level ground in this convenient location.



# Key Features

- Off Road Parking For Approximately Three Vehicles
- Good Size Sun Trap Rear Garden
- Two Reception Rooms
- Modern Spacious Kitchen
- No Ongoing Chain
- Shoreham Academy Catchment Area



**2 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

Pvcu double glazed composite door, through to :-

SPACIOUS ENTRANCE HALL Comprising wall mounted heating control panel, wall mounted electric meter, radiator, door to understairs storage cupboard housing wall mounted combination Valliant boiler with obscure glass pvcu double glazed window. Door to:-

LOUNGE South Aspect. Comprising pvcu double glazed window with fitted blinds, contemporary wall mounted ladder style radiator, coving, feature granite fireplace, opening to:-

OPEN PLAN DINING ROOM North aspect. Comprising pvcu double glazed double doors with fitted blinds, leading out onto rear garden, coving, wall mounted ladder style radiator, opening to:-

MODERN SPACIOUS KITCHEN North aspect. Comprising pvcu double glazed window with roller blinds, solid oak work surfaces with cupboards below, matching eye level cupboards with recess lighting, inset four ring electric hob with oven below and extractor fan over. Part tiled splash backs, matching integrated fridge/freezer, provision for dishwasher and washing machine, tiled flooring with electric underfloor heating, sunken spotlights. Smoke glassed pvcu double glazed composite door, leading to rear garden.

FIRST FLOOR LANDING Comprising loft hatch access with pull down ladder, pvcu double glazed window, cupboard with shelving and cupboard over.

BEDROOM ONE South aspect. Comprising two pvcu double glazed windows, radiator, over stairs storage cupboard with slatted shelving and cupboard over, picture rail, coving.

BEDROOM TWO North aspect. Comprising range of matching fitted wardrobes with hanging rail and shelving, pvcu double glazed window it fitted blind, radiator, picture rail, coving.

MODERN BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, contemporary hand wash basin with vanity unit below, low flush wc, panel enclosed bath integrated shower over with shower attachment, extractor fan, radiator, sunken spotlights, part tiled walls.

## EXTERNAL

FRONT GARDEN Large block paved area, off-road parking for approximately three vehicles, external power point, wall mounted light, gate to side access, fence and dwarf wall enclosed.

LARGE SUN TRAP REAR GARDEN Decked area stepping down onto large lawned area, stepping up into further decked area, having various mature shrub, tree and plant borders. Two brick built outbuildings benefitting from having power and lighting, outside tap, wall and fenced enclosed.

## LOCATION

Conveniently situated on level ground close to local shops, schools and bus services. The centre of Shoreham, with its mainline railway station, health centre, library and comprehensive shopping facilities, is just over a mile, whilst pleasant Downland walks are close at hand. There is a footbridge over the River Adur to Shoreham Beach.





Floor 0



Floor 1



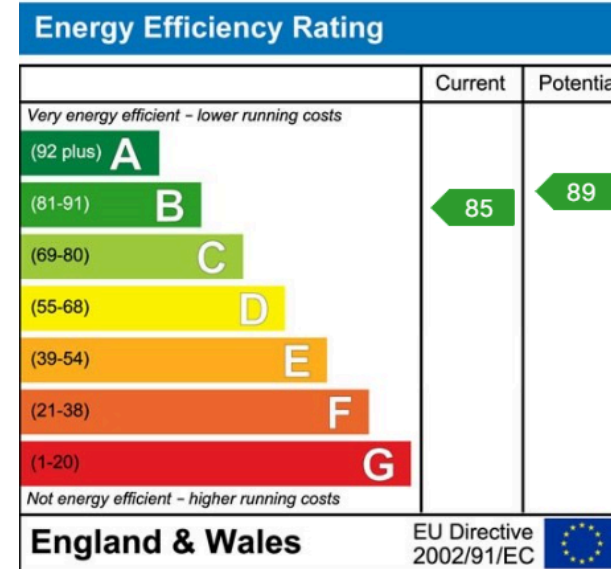
Approximate total area<sup>(1)</sup>  
721.94 ft<sup>2</sup>  
67.07 m<sup>2</sup>

(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: 753 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.