



Joseph Walk | Shoreham by Sea | BN43 5PP

Offers Over £475,000





We are delighted to offer for sale this modern three bedroom end of terrace house. Situated within this popular Shoreham Beach location with the river and foreshore both being close by.



Property details: Joseph Walk | Shoreham by Sea | BN43 5PP



# Key Features

- Allocated Parking
- Modern Kitchen / Dining Room
- Spacious Double Aspect Lounge
- Ensuite Shower Room
- River and Foreshore are Within Walking Distance
- Good School Catchment Area
- Two Bathrooms
- Inspection is Strongly Advised
- No Ongoing Chain



**3 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

Contemporary composite double glazed front door through to:-

SPACIOUS ENTRANCE HALL Comprising solid wood flooring, storage cupboard, stairs to first floor, understairs storage cupboard, two single light fittings radiator.

DUAL ASPECT LOUNGE South and West aspect. Comprising two pvcu double glazed windows, radiator, single light fitting, spot lights, wall mounted contemporary upstanding radiator, solid wood flooring.

MODERN KITCHEN / DINING ROOM South and East aspect. Comprising pvcu double glazed window, pvcu double glazed double doors leading out onto feature rear garden, marble effect worksurfaces with cupboards below, matching eye level cupboards, inset composite one and a half bowl single drainer sink unit with mixer tap, inset four ring electric induction hob with contemporary extractor fan, matching integrated appliances include oven, microwave, fridge / freezer, dishwasher. Part tiled walls, wood effect breakfast bar, wall mounted contemporary upstanding radiator, two single light fittings, spot lights, solid wood flooring.

FIRST FLOOR LANDING Comprising ceiling mounted light fitting with directable spotlights, loft hatch access, carpeted flooring.

BEDROOM ONE East aspect. Comprising pvcu double glazed window, radiator, single light fitting, built in wardrobes, carpeted flooring.

ENSUITE SHOWER ROOM South aspect. Comprising obscure glass pvcu double glazed window, shower cubicle being fully tiled having wall mounted integrated shower, pedestal hand wash basin with mixer tap, low flush wc, tiled splashback, wall mounted heated towel rail, tiled flooring, recessed spotlights, extractor fan, wall mounted shaver point.

## INTERNAL CONTINUED ....

BEDROOM TWO West aspect. Comprising pvcu double glazed window, built in wardrobes, single light fitting, radiator, carpeted flooring.

BEDROOM THREE South aspect. Comprising pvcu double glazed window, single light fitting, radiator, storage cupboard, carpeted flooring.

BATHROOM South aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with mixer tap and shower attachment benefitting from fully tiled walls, pedestal hand wash basin with mixer tap, low flush wc, extractor fan, wall mounted heated towel rail, recessed spotlights, vinyl flooring.

## EXTERNAL

FEATURE REAR GARDEN East aspect. Comprising raised decked area, stepping down onto artificially lawned area leading to paved area benefitting from being fence enclosed.

ALLOCATED PARKING SPACE Accessed via the East side of the house.

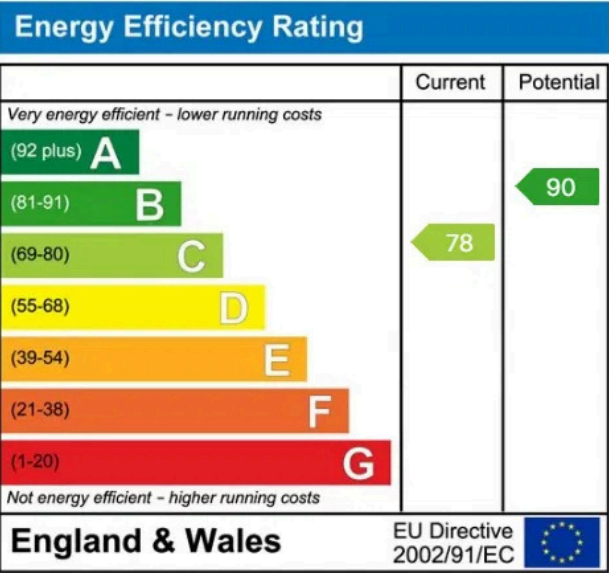
## LOCATION

Situated in a popular Shoreham Beach Location being between the River Adur and Shoreham Beach front within a few hundred yards of the foreshore. Local shops can be found in Ferry Road, whilst the centre of Shoreham has more comprehensive shopping facilities, health centre, library and mainline railway station. Brighton and Worthing are both easily accessible approximately 5 miles to the east and west respectively.



To book a viewing contact us on: 01273 441341 | [shoreham@jacobs-steel.co.uk](mailto:shoreham@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





Property Details:

Floor area (as quoted by EPC: 980 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.