



Kings Crescent | Shoreham by Sea | BN43 5LE
Guide Price £575,000



We are delighted to offer for sale this imposing three bedroom detached house situated on level ground within a short stroll to the foreshore.



Property details: Kings Crescent | Shoreham by Sea | BN43 5LE

Key Features

- Garden Studio/Office
- Conservatory
- Good School Catchment Area
- Garden To Three Sides East/West/South
- Triple Aspect Lounge/Dining Room
- Scope For Improvement
- Spacious Double Aspect Kitchen
- Foreshore Within A Short Stroll
- Scope To Extend (Stnpc)
- Off Road Parking For Approximately Four Vehicles & Garage



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Pvcu double glazed front door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator with attractive wood surround, useful storage cupboard, under stairs storage cupboard.

GROUND FLOOR CLOAKROOM East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin, tiled flooring, part tiled walls, coving.

SPACOUS TRIPLE ASPECT LOUNGE Comprising pvcu double glazed bay and two further double glazed windows, radiator with attractive wood surround, further two radiators, coving, feature serving hatch through to kitchen, dado rail, two wall mounted lights, wall mounted heating control panel.

TRIPLE ASPECT CONSERVATORY East, West and South aspect. Comprising pvcu double glazed windows, tiled flooring, wall mounted light, pvcu double glazed door leading out onto South facing rear garden.

DOUBLE ASPECT KITCHEN/BREAKFAST ROOM West and North aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below, matching eye level cupboards with recessed lighting, part tiled splashbacks, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, provision for washing machine, provision for dishwasher, space for oven cooker with extractor fan over, sunken spotlights, radiator, pvcu double glazed door leading out onto side access, space for fridge/freezer.

FIRST FLOOR LANDING Comprising loft hatch access, pvcu double glazed window, cupboard with slatted shelving.

BEDROOM ONE West aspect. Comprising pvcu double glazed window, radiator, coving, built in wardrobe with hanging rail and shelving, shower cubicle being fully tiled having an integrated shower.

BEDROOM TWO South aspect. Comprising pvcu double glazed bay window with fitted blinds, radiator, built in wardrobe with hanging rail and shelving, coving.

BEDROOM THREE East aspect. Comprising pvcu double glazed window with fitted blind, radiator, coving.

FAMILY BATHROOM West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath having shower attachment over, pedestal hand wash basin, low flush wc, fully tiled walls, sunken spotlights, extractor fan.

EXTERNAL

BRICK BUILT GARAGE Benefitting from power and lighting, having and up and over door.

GARDEN TO THREE SIDES South, East and West aspect. Large lawned area having raised flower beds, leading onto paved area with raised decking, various mature shrub and plant borders, gate to east garden, outside tap gate to front of property.

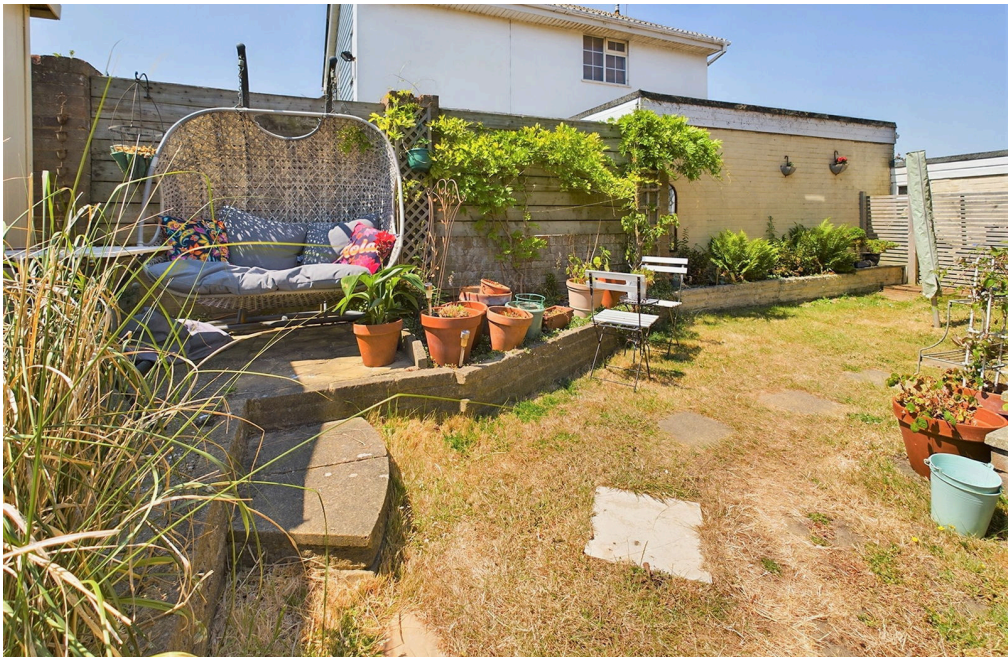
STUDIO/OFFICE Comprising pvcu double glazed double doors, pvcu double glazed window.

FRONT AND SIDE GARDEN Large paved area affording off road parking for approximately four vehicles, onto lawned area, fence enclosed.

SOUTH/EAST GARDEN Lawned area, separate shed and storage, being Oleaster hedging and fence enclosed.

LOCATION

Situated within approximately 200 yards of the foreshore. Coastal walks/cycling routes start from here leading all the way into Worthing and Brighton to the West and East respectively. Local shops can be found on Beach Green at the entrance to Shoreham Beach whilst comprehensive shopping facilities can be found in Shoreham Town Centre.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk

Floor 0

Floor 1

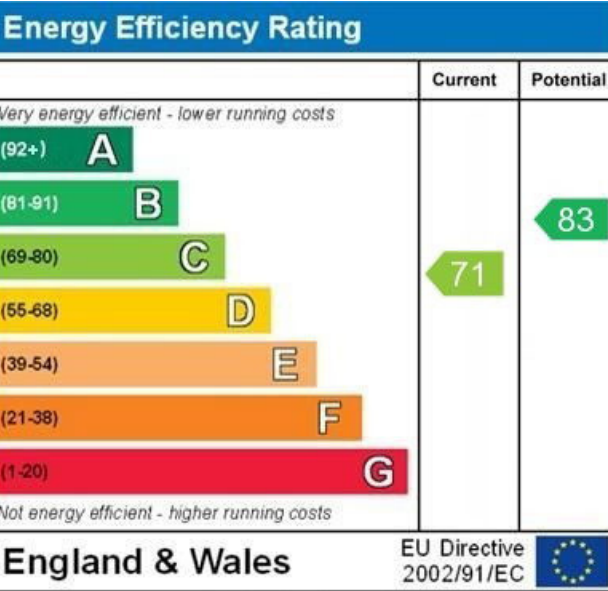
Approximate total area⁽¹⁾

1128.69 ft²
104.86 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.

GIRAFFE360



Property Details:

Floor area (as quoted by Floorplan: 1128.69 sqft

Tenure: Freehold

Council tax band: E

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.