



**St Giles Close, Shoreham by Sea**

Offers Over **£450,000**

**JS**  
Jacobs Steel



**Property Type:** Semi Detached House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

- Off Street Parking
- Good School Catchment Area
- Within Walking Distance To Shoreham Mainline Station
- Garage
- Three Bedrooms
- Separate Wc
- Potential To Extend (Stnpsc)
- Well Presented Throughout
- Double Aspect Lounge/Diner
- Double Aspect Modern Fitted Kitchen

We are delighted to offer for sale this three bedroom semi detached family home in this popular Shoreham location

Conveniently situated off Middle Road, being on level ground and within easy walking distance of local shops and schools. The centre of Shoreham, with its more comprehensive shopping facilities, health centre, library and mainline railway station, is just under 1 mile away



Obscure glass leaded light pvcu double glazed door through to:

**ENTRANCE PORCH** Comprising storage cupboard with hanging rail and shelving, single light fitting, tiled flooring, door into:-

**DOUBLE ASPECT SPACIOUS LOUNGE/DINER** West and East aspect.

Lounge Area: Comprising pvcu double glazed windows, double radiator, contemporary light fitting, recessed fireplace with fitted log burner.

Dining Area: Comprising pvcu double glazed doors out to rear garden, double radiator, contemporary light fitting, serving hatch through to kitchen.

**DOUBLE ASPECT MODERN FITTED KITCHEN** North and East aspect. Comprising two pvcu double glazed windows, obscured glass pvcu double glazed door out onto garden, solid wood work top with contemporary cupboards below, matching eye level cupboards, contemporary one and a half bowl single drainer porcelain sink unit with mixer tap, space and provision for American style fridge/freezer, washing machine and dishwasher. Integrated appliances include five ring Lamona gas hob with stainless steel extractor fan above, eye level Neff oven/grill. Sunken spotlights, radiator, tiled flooring.

**FIRST FLOOR LANDING** North aspect. Comprising obscured glass pvcu double glazed window. Loft hatch access with pull down ladder, being partially boarded and fully insulated.

**BEDROOM ONE** West aspect. Comprising pvcu double glazed window, double radiator, single light fitting, built in wardrobe with hanging rail and shelving, carpeted flooring.

**BEDROOM TWO** East aspect. Comprising pvcu double glazed window, double radiator, single light fitting, two built in wardrobes with hanging rail and shelving, carpeted flooring.

**BEDROOM THREE** West aspect. Comprising pvcu double glazed window, single light fitting, built in over stairs storage cupboard.

**FAMILY BATHROOM** East aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with mixer tap, integrated shower above, low flush wc, hand wash basin with mixer tap and vanity unit below, wall mounted heated towel rail, majority tiled walls, tiled flooring.

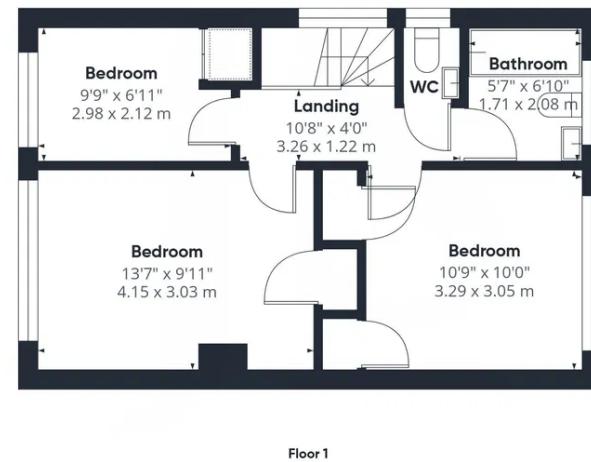
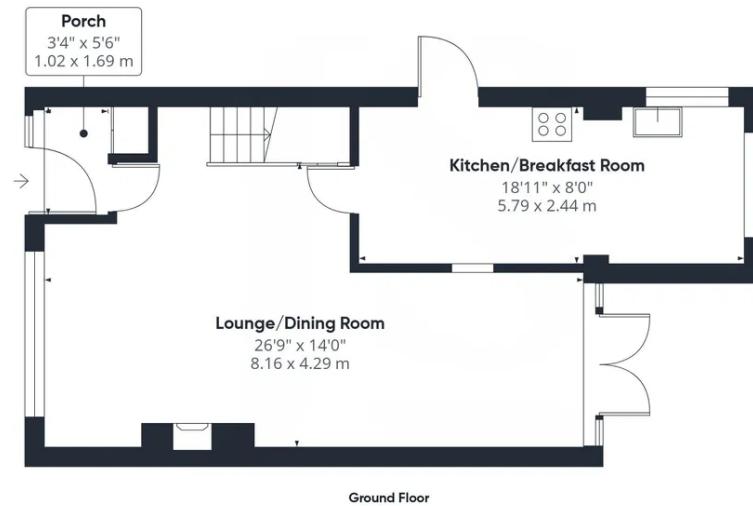
**SEPARATE WC** North aspect. Comprising obscure glass pvcu double glazed window, low flush wc, wall mounted radiator, wall mounted hand wash basin, tiled flooring, part tiled walls.

**FRONT GARDEN** Laid to lawn with mature shrubs and plants, gate to side access, driveway providing off street parking.

**REAR GARDEN** Stepping out onto patio area leading onto lawn area with raised flower bed having various mature flowers, shrubs and plants, further patio area to the rear, timber built shed, gate to side access.

**BRICK BUILT GARAGE** Having up and over door, benefitting from power and lighting.





JS

Approximate total area<sup>(1)</sup>

939 ft<sup>2</sup>  
87.2 m<sup>2</sup>

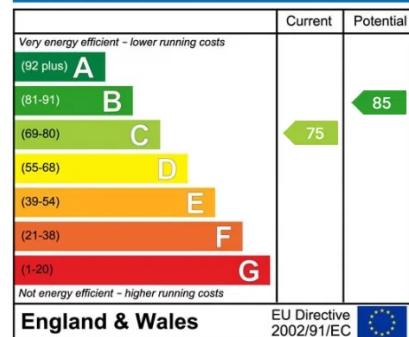
(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



#### Energy Efficiency Rating



Whilst we endeavour to make out properties 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 purpose 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.