



## Greenacres, Shoreham by Sea

Offers Over **£475,000**





**Property Type:** Semi Detached House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

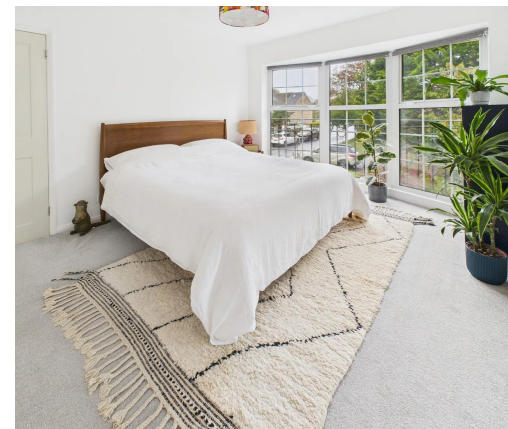
**Tenure:** Freehold

**Council Tax Band:** D

- Garage
- Modern Open Plan Kitchen/Diner
- Internal Inspection Is A Must
- South/East Garden
- Cul-De-Sac Location
- Modern Bathroom
- Open Plan Spacious Lounge
- Sought After Residential Location
- No Ongoing Chain

We are delighted to offer for sale this beautifully presented three bedroom semi detached house positioned within this quiet cul-de-sac location.

Ideally located within walking distance of Shoreham High Street, the River Adur, and the vibrant town centre, this property offers convenient access to a wide range of shops, restaurants, pubs, and bars, as well as a health centre, library, and mainline railway station with direct links to London Victoria. The beautiful Shoreham Beach and the scenic South Downs are also close by, and the area benefits from several highly rated local schools.







Double glazed front door through to:-

**ENTRANCE HALL** Comprising stripped solid wood flooring, radiator, coving.

### **OPEN PLAN LOUNGE/KITCHEN DINING ROOM AREA**

**SPACIOUS LOUNGE:** North/West aspect. Comprising pvcu double glazed bow fronted bay window with fitted roller blinds, stripped solid wood flooring, feature fireplace having a fitted wood burner with slate hearth. radiator.

**KITCHEN/DINING ROOM:** South/East aspect. Comprising large pvcu double glazed window with fitted roller blind, stripped solid wood flooring, radiator, downstairs storage cupboard, pvcu double glazed double doors with fitted roller blinds leading out onto rear garden. Composite work surfaces with cupboards below, inset four ring electric induction hob with oven below, ceiling mounted contemporary circular extractor fan. inset stainless steel single drainer sink unit with mixer tap, matching integrated dishwasher and washing machine, space for fridge/freezer, sunken spotlights.

**FIRST FLOOR LANDING** Comprising loft hatch access having a pull down ladder and lighting. Pvcu double glazed window with fitted blind, coving.

**SEPARATE WC** South/West aspect. Comprising obscure glass pvcu double glazed window with fitted roller blind, low flush wc.

**BEDROOM ONE** North/West aspect. Comprising pvcu double glazed bow fronted bay window with fitted roller blinds and Juliette balcony, built in wardrobe with hanging rail and shelving, further cupboard above. Radiator with attractive wood surround.

**BEDROOM TWO** South/East aspect. Comprising pvcu double glazed window, radiator, built in wardrobes with hanging rail and shelving, further cupboards above.

**BEDROOM THREE** North/West aspect. Comprising pvcu double glazed window with fitted roller blind, radiator, shelving, over stairs storage cupboard with hanging rail and shelving.

**MODERN BATHROOM** South/East aspect. Comprising pvcu double glazed window with fitted blind, panel enclosed bath having a shower attachment over, contemporary hand wash basin with vanity unit below, radiator, fully tiled walls.

**FRONT GARDEN** Paved walkway onto large lawned area having various shrub, tree and plant borders.

**SOUTH/EAST FACING REAR GARDEN** Large paved area leading onto large lawned area having various mature shrub, tree and plant borders, timber built shed, outside tap, gate to side access, gate to rear giving access to local park.

**GARAGE** In nearby compound





