



Old Shoreham Road, Shoreham by Sea

Offers Over **£300,000**



Property Type: End of Terrace House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Three Bedrooms
- Ground Floor Shower Room
- Approx 100ft Rear Garden
- Potential To Extend (Stnpc)
- Off Street Parking
- Popular Town Centre Location
- End Of Terrace
- Close To Walks Along River Adur

We are delighted to offer sale this spacious three double bedroom end of terrace house in Shoreham town centre benefitting from off street parking.

Situated in a popular location within walking distance of access to the River Adur and just over quarter of a mile of Shoreham High Street which has comprehensive shopping facilities along with various restaurants, pubs and bars along with a health centre, library and a mainline railway station with links direct to London Victoria, local schools are also within easy reach.





Aluminium framed double glazed door leading into:-

ENCLOSED PORCH West aspect. Comprising double glazed wooden framed windows, tiled flooring, obscured glass wooden framed door through:-

ENTRANCE HALLWAY Comprising dado rail, stairs to first floor, under stairs storage cupboard housing meters and fuseboard.

SEPARATE LOUNGE West aspect. Comprising double glazed wooden framed windows into bay, double radiator, coving, wall mounted lights, feature fireplace.

OPEN PLAN DINING ROOM East aspect. Comprising pvcu double glazed sliding door out to rear garden, wooden flooring, double radiator, single light fitting, opening through to:-

KITCHEN East aspect. Comprising wooden framed single glazed window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, stainless steel single drainer sink unit with mixer tap, space for and provision for oven/cooker, fridge/freezer and washing machine. Wall mounted Worcester combination boiler.

GROUND FLOOR SHOWER ROOM South aspect. Comprising obscure glass pvcu double glazed window, walk in fully tiled shower area with wall mounted Triton shower, low flush wc, pedestal hand wash basin, double radiator, single light fitting.

FIRST FLOOR LANDING Comprising loft hatch access, single light fitting.

BEDROOM ONE East aspect. Comprising pvcu double glazed window with views over rear garden, single light fitting, radiator, coving, recessed storage cupboards.

BEDROOM TWO West aspect. Comprising aluminium framed double glazed window, single light fitting, coving, recessed storage cupboards.

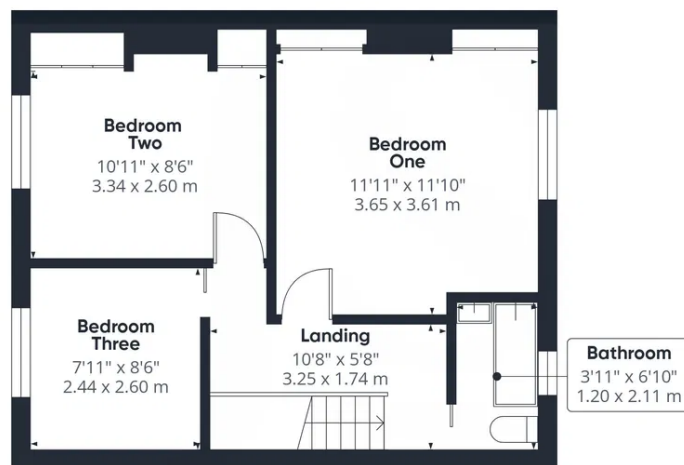
BEDROOM THREE West aspect. Comprising aluminium framed double glazed window, single light fitting, coving, radiator.

BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, 3/4 size panel enclosed bath, wall mounted Gainsborough shower, wall mounted hand wash basin, low flush wc, single radiator, wall mounted Dimplex heater, single light fitting, coving.

FRONT GARDEN Laid to hardstanding for off street parking, being dwarf wall enclosed.

FEATURE REAR GARDEN Approximately 100ft in length, patio area leading onto large lawned with mature shrubs and plants, patio area to rear with two timber built sheds.



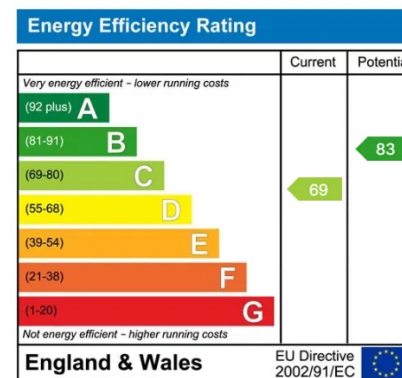


Approximate total area^m
878 ft²
81.6 m²

(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.

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