



The Meadway | Shoreham by Sea | BN43 5RP

Offers Over £600,000





We are delighted to offer for sale this spacious three double bedroom semi detached family home benefitting from sun trap rear garden and garden office/outbuilding.



Property details: The Meadway | Shoreham by Sea | BN43 5RP

Key Features

- Remainder Of 10 Year New Build Guarantee
- Short Walk To Beach Access & Shoreham Footbridge
- Off Road Parking
- Garden Office/Outbuilding With Power & Lighting
- Ground Floor WC, First Floor Family Bathroom
- Main Bedroom With Juliet Balcony & Ensuite Shower Room
- Modern Open Plan Kitchen/Dining Room/Lounge
- Spacious South Facing Lounge
- Three Double Bedrooms
- Modern Semi Detached Family Home



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Obscure glass composite front door through to:-

SPACIOUS ENTRANCE HALL East aspect. Comprising obscure glass pvcu double glazed window, lvt flooring, wall mounted heating control panel, understairs storage cupboard housing electric fusebox. Opening through to:-

DOUBLE ASPECT SPACIOUS LOUNGE South and East aspect. Comprising two pvcu double glazed windows, lvt flooring with underfloor heating, wall mounted heating control panel, recessed lighting.

GROUND FLOOR WC East aspect. Comprising pvcu double glazed window, low flush wc, hand wash basin with mixer tap and vanity unit below, wall mounted ladder style heated towel rail, lvt flooring.

OPEN PLAN KITCHEN/LOUNGE/DINING ROOM

Kitchen Area: Comprising laminate work surface with cupboards below and matching eye level cupboards, inset one and a half bowl sink unit with contemporary mixer tap, tiled splashbacks, inset four ring electric hob with oven below and extractor fan over, matching integrated appliances include fridge/freezer, dishwasher. Breakfast bar area with seating for three, lvt flooring with underfloor heating, recessed lighting.

Lounge/Dining Area: Comprising pvcu double glazed sliding door out to feature rear garden, pvcu double glazed window, skylight, recessed lighting, lvt flooring with underfloor heating, wall mounted heating control panel.

FIRST FLOOR LANDING

Comprising glass balustrade, single light fitting, recessed lighting, radiator.

Utility/Storage cupboard: - Having space and provision for washing machine and tumble dryer, having slatted shelving and loft hatch access.

ENSUITE MAIN BEDROOM South aspect. Comprising pvcu double glazed double doors onto Juliet balcony, single light fitting, carpeted flooring, radiator, two low pendant light fittings. Door to:-

ENSUITE East aspect. Comprising obscure glass pvcu double glazed window, tiled flooring, fully tiled walls, recessed lighting, low flush wc, hand wash basin with mixer tap and vanity unit below, walk in shower cubicle with integrated shower over, contemporary ladder style heated towel rail.

EXTERNAL

FAMILY BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, freestanding oval bath with contemporary mixer tap, shower cubicle with integrated shower over, low flush wc, hand wash basin with mixer tap and vanity unit below, contemporary ladder style heated towel rail, tiled flooring, tiled walls, recessed lighting.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, recessed lighting.

BEDROOM THREE North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, recessed lighting.

EXTERNAL

FRONT GARDEN Block paved path leading to side entrance, shingle driveway with off road parking for two vehicles.

REAR GARDEN Stepping out on to patio leading further onto artificial lawn area, raised decked area to rear, outside tap, fence enclosed, side access to front.

GARDEN OFFICE/OUTBUILDING Comprising wooden flooring with underfloor heating, power and lighting, work bench, pvcu double glazed window, pvcu double glazed double doors out onto garden, pvcu double door/window out to rear garden.

LOCATION

Conveniently situated off Ferry Road with its local shops and cafes. The centre of Shoreham with its more comprehensive shopping facilities, health centre, library and mainline railway station is approximately 1 mile distant over the footbridge across the River Adur. Access to the foreshore is within a few hundred yards.



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

Ground Floor Building 1

Ground Floor Building 2

Floor 1 Building 1

Approximate total area⁽¹⁾

1085 ft²
100.8 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by floorplan): 1085 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.

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