



Rosemary Drive, Shoreham by Sea

Offers Over **£475,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Three Bedroom Semi Detached Home
- Garage And Off Street Parking For Three Vehicles
- Three Reception Rooms
- South Facing Lounge
- Modern Kitchen/Breakfast Room
- Contemporary Orangery/Reception Room
- Feature Rear Garden
- Utility Room & Shower Room
- Family Shower Room
- Popular North Shoreham Location/Good School Catchment Area

We are delighted to offer for sale this beautifully presented and well extended three bedroom three reception room semi detached home situated in this popular North Shoreham location.



Conveniently situated in this popular residential area close to Holmbush Shopping Centre and Southlands Hospital. The centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station is just over 1 1/2 miles distant. The seafront and pleasant Downland walks are close at hand.



Obscure glass pvcu double glazed front door leading into:-

ENTRANCE HALL East aspect. Comprising obscure glass pvcu double glazed window, tiled flooring, single light fitting.

MODERN FITTED KITCHEN/BREAKFAST ROOM Comprising laminate work surfaces with cupboards below and matching eye level units, inset one and a half bowl stainless steel sink unit with mixer tap, space and provision for five ring gas Rangemaster cooker with extractor fan over, matching integrated cupboard housing wall mounted Worcester combination boiler, tiled splashbacks, pvcu double glazed window, space and provision for fridge/freezer, fitted large wine cooler, breakfast bar with seating for two, recessed lighting, two light fitting with directable spotlights, contemporary pendant lights, tiled flooring. Opening through to:-

SNUG Comprising carpeted flooring, radiator, single light fitting with directable spotlights, opening through to:-

SPACIOUS DINING ROOM/SECOND RECEPTION ROOM North aspect. Comprising pvcu double glazed window, pvcu double glazed bi-folding doors leading out to feature rear garden, contemporary sky lantern, laminate flooring, two contemporary wall mounted radiators, fitted electric fireplace, recessed lighting, recessed led strip lighting.

INTERNAL HALLWAY

GROUND FLOOR WC East aspect. Comprising obscure glass pvcu double glazed window, tiled flooring, fully tiled walls, radiator, single light fitting, low flush wc, hand wash basin, extractor fan, wall mounted electric fusebox.

LOBBY East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, door through to:-

UNDERSTAIRS STUDY Comprising carpeted flooring, radiator, single light fitting, understairs storage cupboard housing gas meter.

LOUNGE South aspect. Comprising pvcu double glazed window, carpeted flooring, single light fitting with directable spotlights, feature fireplace with marble hearth, two wall mounted light fittings.

FIRST FLOOR LANDING Comprising cupboard with radiator and slatted shelving.

MAIN BEDROOM South aspect. Comprising pvcu double glazed window with distant sea view, radiator, carpeted flooring, single light fitting with directable spotlights, fitted wardrobe with hanging rail.

BEDROOM TWO North aspect. Comprising pvcu double glazed window with fitted shutter blinds, radiator, carpeted flooring, single light fitting,

BEDROOM THREE North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

FAMILY SHOWER ROOM East aspect. Comprising large pvcu double glazed window, tiled flooring, wall mounted heated towel rail, low flush wc, contemporary hand wash basin with mixer tap and vanity unit below, recessed lighting, extractor fan, walk in shower cubicle with integrated shower attachment over, fully tiled walls.

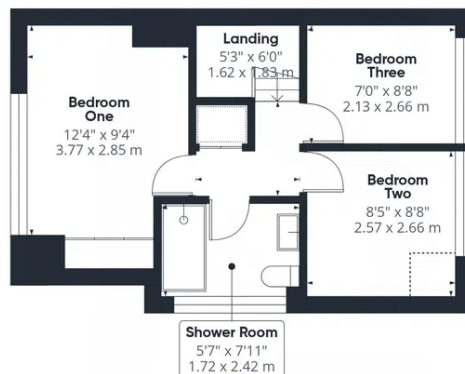
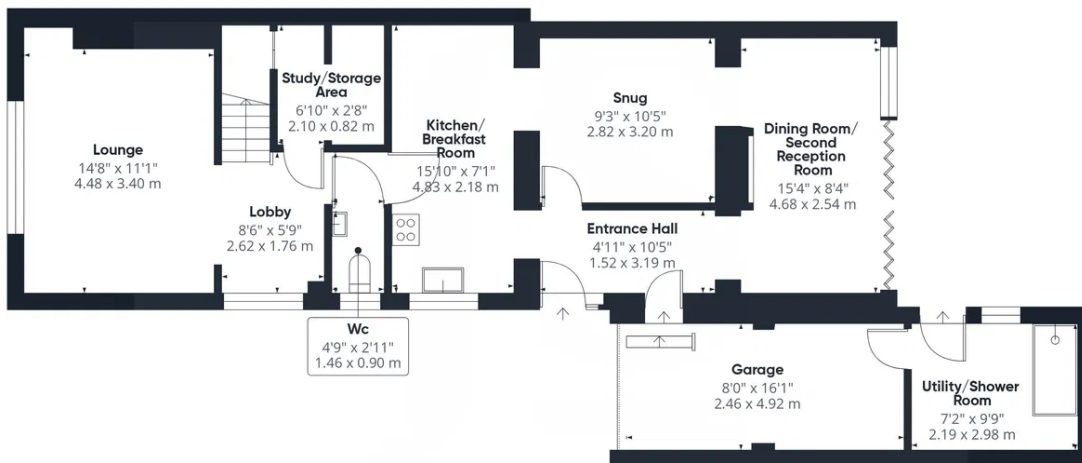
FRONT GARDEN Paved pathway leading front door, laid to lawn with mature shrubs, hedge, outside tap, hardstanding providing off street parking for three vehicles leading to garage.

REAR GARDEN Stepping out onto patio with composite steps up to composite raised decking, having space for hot tub, fence enclosed, external power points.

GARAGE With power and lighting, electric roller door, wall mounted electric fusebox, radiator, single glazed wooden door through utility room/ground floor shower room.

UTILITY ROOM/GROUND FLOOR SHOWER ROOM West aspect. Comprising pvcu double glazed door out to rear garden, pvcu double glazed window, laminate work surface with cupboards above, space and provision for washing machine & tumble dryer, fitted storage cupboards. Walk in shower cubicle with integrated shower attachment over, recessed lighting, extractor fan, contemporary wall mounted radiator.





Approximate total area^m

1226 ft²
113.9 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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		
(81-91) B		84
(69-80) C	72	
(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	

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 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.