



7 Collingwood Court, Shoreham-By-Sea, BN43 5SB
Guide Price £525,000

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We are delighted to offer for sale this three bedroom semi-detached family home positioned in this popular Shoreham Beach location within walking distance of the footbridge into the main town centre with its array of coffee shops, pubs and eateries.

The property consists of a large entrance porch with storage cupboard, two separate ground floor reception rooms, fitted kitchen overlooking the rear garden, ground floor cloakroom and two built in storage cupboards. Heading up to the first floor you have a family shower room and three double bedrooms, there is a useful loft space for storage also. Externally you have front and rear gardens and a garage in compound.

- Semi Detached Family Home
- Sought After Shoreham Beach
- Minutes To The Seafront
- South Aspect Rear Garden
- Views To Front & Rear
- Driveway & Garage
- Replaced Double Glazed Windows
- Viewing Essential





Enclosed Entrance Porch

3.71m x 1.80m (12'2 x 5'11)

Accessed via a composite front door. Tiled flooring. Wall light point. Roof lantern. Built in storage cupboard. Door to reception hall.

Reception Hall

3.71m x 1.80m (12'2 x 5'11)

Tile effect vinyl flooring. Radiator. Built in storage cupboard. Staircase to first floor landing with an understairs storage cupboard.

Lounge

4.45m x 3.30m (14'7 x 10'10)

North aspect via double glazed windows. Fireplace having a raised hearth, stone surround and mantle over. Radiator. Feature wall. Coved and textured ceiling.

Dining Room

3.33m x 3.05m (10'11 x 10'0)

South aspect via double glazed windows and French doors to the rear garden. Radiator. Coved and textured ceiling.

Kitchen

3.00m x 2.41m (9'10 x 7'11)

Fitted suite comprising of a one and a half bowl single drainer sink unit having mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset four ring hob with fitted oven and grill below. Space for washing machine, upright fridge/freezer and further appliance. Part tiled walls. Tile effect vinyl flooring. Serving hatch to dining room. Textured ceiling. South aspect double glazed window.

Ground Floor Cloakroom

1.68m x 1.04m (5'6 x 3'5)

Low level w.c. Wall mounted wash hand basin with tiled splashback. Radiator. Tile effect vinyl flooring. Levelled ceiling. Frosted glass double glazed window.

First Floor Landing

2.59m x 1.55m (8'6 x 5'1)

East aspect frosted glass double glazed window. Built in storage cupboard housing the homes wall mounted 'Worcester' central heating boiler. Textured ceiling with access to loft space. Doors to all first floor rooms.

Bedroom One

3.48m x 3.30m (11'5 x 10'10)

North aspect double glazed windows offering views across parts of Shoreham and to the church and Downs beyond. Feature wall. Radiator. Built in double wardrobe. Textured ceiling.

Balcony

3.61m x 0.86m (11'10 x 2'10)

North aspect with views across parts of Shoreham and to the church and Downs beyond.

Bedroom Two

3.33m x 3.07m (10'11 x 10'1)

South aspect via double glazed windows. Built in single wardrobe. Radiator. Coved and textured ceiling.

Bedroom Three

3.02m x 2.41m (9'11 x 7'11)

South aspect via double glazed windows which also offer a glimpse of the sea. Built in single wardrobe. Radiator. Textured ceiling.

Shower Room/W.C

2.39m x 1.63m (7'10 x 5'4)

Fitted suite comprising of a step in double shower cubicle having shower unit and tiled surround. Pedestal wash hand basin. Push button w.c. Radiator. Electric shaver point. Tiled walls. Stripped and stained wood floorboards. Textured ceiling. Frosted glass double glazed window.

OUTSIDE

Front Garden

Laid to lawn and paving with a pathway to the home's front door.

Rear Garden

South facing and paved with raised flower and shrub borders. Side gate which provides pedestrian access to a short walk to the seafront.

Private Driveway

Providing off street parking to the front of the home. Side gate to side garden (the side garden area offers scope for additional off street parking or potentially extension (subject to the required council consents.).

Garage

As you look away from the home, the garage is the 10th away within the compound. Brick built and accessed via an up and over door.

Council Tax

Council Tax Band D



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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