



38 New Road | Shoreham-by-Sea | BN43 6RA

£400,000

Harrison Brant are delighted to offer this 2/3 bedroom 3 storey period house situated in the heart of Shoreham town centre and overlooking the River Adur and Yacht Club to the rear. Features and accommodation include; Spacious south facing lounge, modern fitted kitchen, utility room, reception room 2/bedroom 3, family bathroom/W.C, further shower room, large boarded loft and an attractive rear patio garden. Convenient central location which is in close proximity to the shopping precinct in East St as well as further shopping facilities on the High Street. Shoreham mainline station is a short walk away making this property ideal for commuters.

- 2/3 Bedrooms
- 3 Storey Period House
- Town Centre Location
- Views over Yacht Club/River
- South Facing Lounge
- Modern Fitted Kitchen
- Utility Room
- Family Bathroom/W.C
- Further Shower Room
- Attractive Patio Garden



Property Description

GROUND FLOOR

Front door leading to:-

ENTRANCE HALL

Wall mounted Honeywell heating thermostat, coved ceiling, central heating radiator with thermostatic valve, stairs rising to first floor.

KITCHEN

11' 3" (approx) x 9' 0" (approx) 3.43m x 2.74m) Modern fitted kitchen comprising arrange of wall, base and drawer units with roll edged granite effect work surfaces, inset stainless steel single drainer sink unit, four burner "Zanussi" gas hob with matching electric oven under and cooker hood over, space for upright fridge/freezer, space for further appliance. Wall mounted "Potterton" gas boiler, central heating radiator with thermostatic valve, wood effect flooring, smooth finish ceiling, window to front.

LOUNGE

14' 8" (into chimney recess) x 14' 0" (into bay) (4.47m x 4.27m) Central heating radiator with thermostatic valve, feature fireplace with tiled insert, wooden surround and mantle, smooth finish walls and coved ceiling, picture rail. Two built in double cupboards into chimney recess, shelving built into chimney recess, southerly facing uPVC double glazed bay window to rear with views towards the River Adur and over the Yacht Club.

RECEPTION 2 / BEDROOM 3

14' 7" (into chimney recess) x 13' 6" (into bay) (4.44m x 4.11m) Central heating radiator with thermostatic valve, feature fireplace with exposed brick surround and mantle, smooth finish walls and ceiling, ceiling spotlights, southerly facing sash window to rear overlooking rear garden, feature wooden shutters, uPVC double glazed door leading to outside.

UTILITY ROOM

12' 2" (max) x 10' 6" (3.71m x 3.2m) Space/plumbing for washing machine, space for further appliances, work surface with inset stainless steel single drainer sink unit with mixer tap and tiled splash back. Central heating radiator with thermostatic valve, tile effect vinyl flooring, window to front.

SHOWER ROOM

Quadrant shower cubicle with thermostatically controlled rain water style shower unit and sliding doors, vanity unit with inset wash hand basin and mixer tap, tiled splash back, chrome ladder style heated towel rail, tile effect vinyl flooring. Under stairs cupboard housing gas meter.

FIRST FLOOR LANDING

Split level first floor landing with sash window and feature stained glass inserts to front, smooth finish walls, coved ceiling, airing cupboard housing hot water cylinder and slatted shelving over, further cupboard above, door to loft access via ladder.

BEDROOM 1

14' 0" (into bay) x 8' 9" (4.27m x 2.67m) Central heating radiator with thermostatic valve, smooth finish walls, coved ceiling. Built in double wardrobe with louvre doors housing hanging rail, further cupboard above, 3 further built in double storage cupboards.

BEDROOM 2

12' 0" x 8' 2" (3.66m x 2.49m) Central heating radiator with thermostatic valve, smooth finish walls, coved ceiling, two built in double wardrobes with hanging rails and further cupboards above.

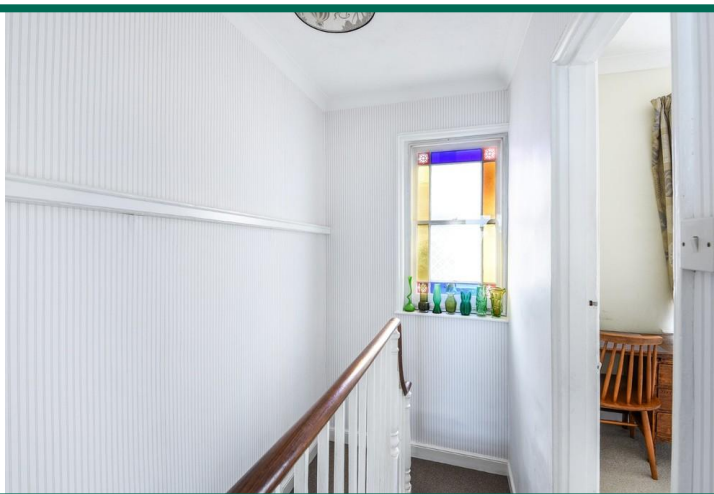
BOARDED LOFT

Large Boarded loft with Velux window to rear

OUTSIDE

REAR GARDEN

22' 0" x 15' 0" (6.71m x 4.57m) Attractive brick paved patio garden with walled boundaries, external WC, gate providing rear access.







Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

6 Brunswick Road

Shoreham-By-Sea

West Sussex

BN43 5WB

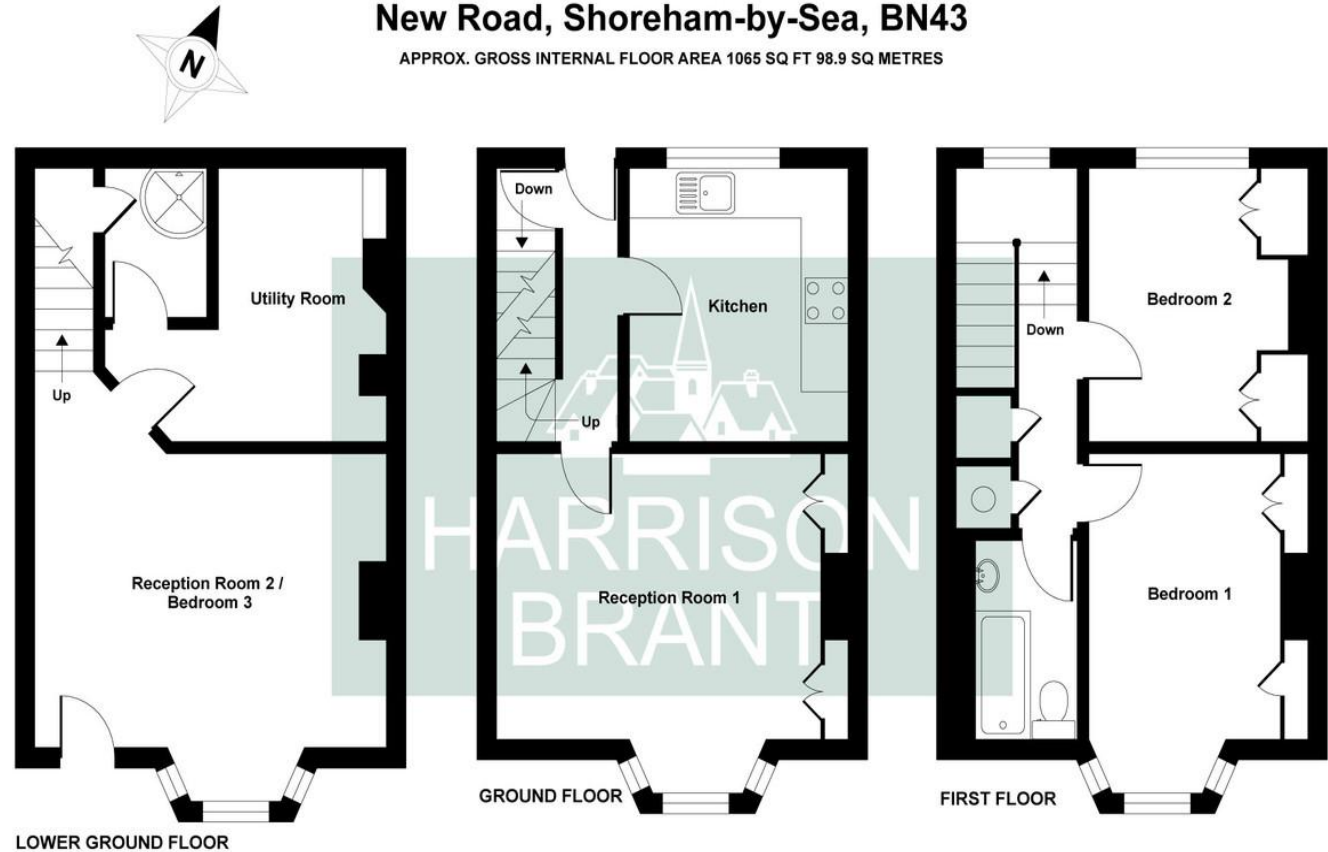
www.harrisonbrant.co.uk

01273 464642



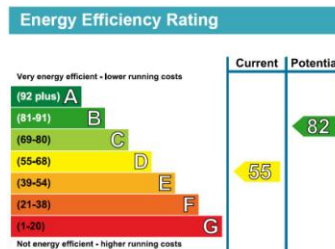
New Road, Shoreham-by-Sea, BN43

APPROX. GROSS INTERNAL FLOOR AREA 1065 SQ FT 98.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Harrison Brant Ltd REF : 353088



N.B. Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.

Items shown in the photographs are not necessarily included in the sale.

VIEWING STRICTLY BY APPOINTMENT THROUGH HARRISON BRANT

VALUATIONS: If you have a property to sell in our area, please ask for a free market valuation.

Whilst we endeavour to make our sales particulars accurate and reliable, should there be any detail which is particularly important to you, please contact our office and we will verify the information given.

