



12 Saffron Close | Shoreham-by-Sea | BN43 6JF

Harrison Brant are delighted to offer this well presented and chain free 3 bedroom semi-detached family house situated in this popular cul-de-sac location. Other features and accommodation include; dual aspect lounge/dining room, modern fitted kitchen, refitted family bathroom/W.C, gas heating, double glazing, garage, front and rear gardens. Located in this popular residential location approximately 1.5 miles from Shoreham town centre with its comprehensive range of bars, restaurants and shopping facilities as well as the mainline railway station. The Holmbush Centre can also be found nearby offering a range of superstores and community swimming pool.

£325,000

- 3 Bedrooms
- Semi-Detached House
- No Onward Chain
- Dual Aspect Lounge/Diner
- Modern Fitted Kitchen
- Refitted Bathroom/W.C
- Front & Rear Gardens
- Garage
- Popular Location
- Viewing Recommended



Property Description

STORM PORCH

With uPVC double glazed window to front and side. Tiled flooring. uPVC double glazed front door leading to;-

ENTRANCE HALL

Central heating radiator, smooth finish walls and ceiling, coved ceiling, wood effect flooring. Stairs giving access to first floor. Door to;-

LOUNGE/DINING ROOM

25' 11" x 12' 10" (into chimney recess) (7.9m x 3.91m) Wood effect flooring, central heating radiator, smooth finish walls and ceiling. Wall mounted contemporary gas fire. TV aerial point and telephone point (subject to service providers regulations). Understairs storage cupboard housing gas and electric meter. uPVC double glazed window to front. uPVC double glazed French doors leading to rear garden. Door to;-

KITCHEN

8' 9" x 7' 8" (2.67m x 2.34m) Modern fitted kitchen comprising a range of white gloss wall, base and drawer units with laminated roll edge working surfaces over. Inset stainless steel single drainer sink unit with mixer tap. Four burner gas hob with electric oven under and stainless steel cooker hood over. Space and plumbing for washing machine, space for upright fridge freezer, space for further appliance. Part tiled walls, tile effect vinyl flooring. uPVC double glazed window to rear overlooking rear garden. uPVC double glazed door leading to side leading to rear garden.

FIRST FLOOR LANDING

Smooth finish walls, coved ceiling, uPVC double glazed window to side. Hatch to loft space. Door to;-

BEDROOM 1

13' 3" x 9' 3" (4.04m x 2.82m) Central heating radiator, smooth finish walls. Built in double wardrobe with hanging rail and shelving. uPVC double glazed window to rear overlooking rear garden.

BEDROOM 2

11' 4" x 9' 2" (3.45m x 2.79m) Central heating radiator, smooth finish walls, wood effect flooring. Built in wardrobe with hanging rail and shelving. uPVC double glazed window to front.

BEDROOM 3

7' 3" x 6' 4" (2.21m x 1.93m) Central heating radiator, smooth finish walls. Built in wardrobe with hanging rail and shelving. uPVC double glazed window to front.

FAMILY BATHROOM/WC

Comprising panelled shower bath with mixer tap and electric shower unit over. Pedestal wash hand basin with mixer tap, low level close coupled dual flush WC. Fully tiled walls and floor, ceiling spotlights. uPVC double glazed window with obscure glass to rear.

OUTSIDE

FRONT GARDEN

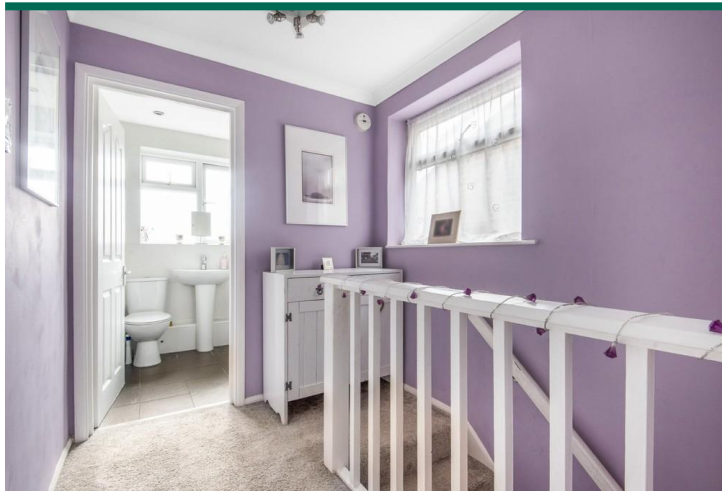
Formal lawned front garden. Path to side and gate providing side access.

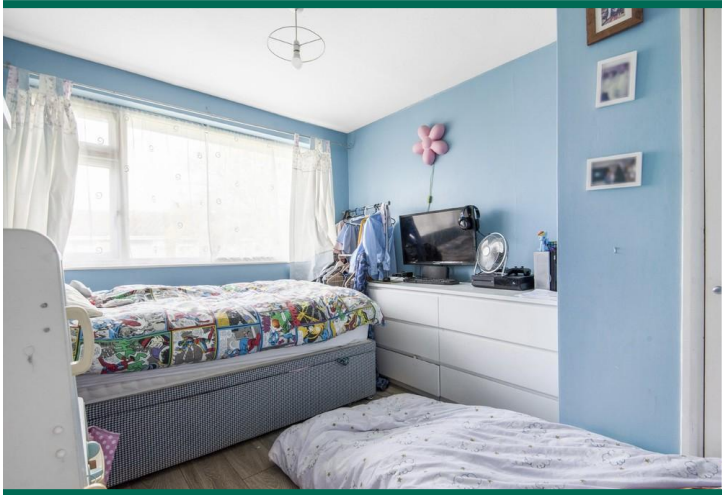
REAR GARDEN

39' 0" (approx) x 19' 0" (approx) (11.89m x 5.79m)
Paved, decked and lawned rear garden with flower, shrub and tree borders being enclosed by timber fencing. Outside tap.

GARAGE

Located in compound to the North of the property, 2nd garage on your left as you enter the compound.





Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

6 Brunswick Road

Shoreham-By-Sea

West Sussex

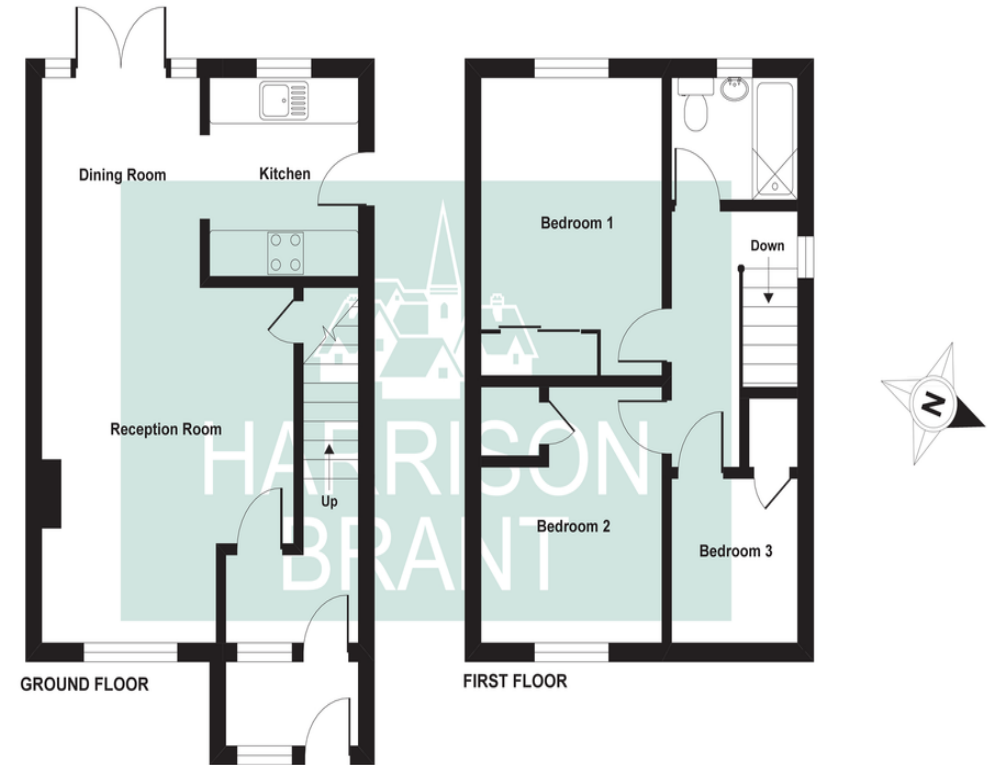
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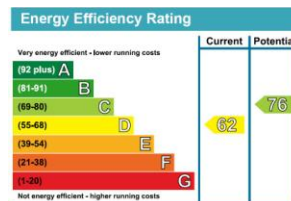
Saffron Close, Shoreham-by-Sea, BN43

APPROX. GROSS INTERNAL FLOOR AREA 835 SQ FT 77.6 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.

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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.

