



Greenways Crescent, Shoreham By Sea

Offers Over **£500,000**



Property Type: Terraced House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Extended Mid Terrace Family Home
- Separate Lounge
- Modern Kitchen
- Extended Open Plan Reception Room
- Two Bathrooms
- South Facing Rear Garden
- Detached Garden Room
- Dual Aspect Bedroom
- No Onward Chain
- Popular North Shoreham Location

We are delighted to offer for sale this spacious and extended four bedroom mid terrace family home benefitting from South facing rear garden with garden room situated in this popular North Shoreham location.

Conveniently situated a short walk from Buckingham Park, the centre of Shoreham is just under 1 mile away with its comprehensive shopping facilities, bars, restaurants, health centre, library and mainline railway station along with Adur Ferry footbridge which leads over to Shoreham Beach.

Access to the South Downs can be found half a mile away to the North. Also just over a mile to the West there is access to the River Adur perfect for scenic walks/bike rides.

Holmbush Shopping Centre which includes M&S, Tesco, McDonalds & Next/Costa) is just under a mile to the East.

The property falls within the catchment area of well-regarded primary & secondary schools, including popular Shoreham Academy, which currently holds an 'Outstanding' Ofsted rating.





Wooden front door with stained glass window through to:-

ENTRANCE HALL North aspect. Comprising single glazed timber framed stained glass window, laminate flooring, single light fitting, radiator, understairs storage cupboard.

SEPARATE LOUNGE North aspect. Comprising pvcu double glazed bay window, radiator, engineered hardwood flooring, fitted storage cupboards, single light fitting.

MODERN FITTED KITCHEN Comprising roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, four ring electric hob with oven below and extractor fan over, recess lighting, space and provision for fridge/freezer.

OPEN PLAN DINING ROOM / RECEPTION ROOM South aspect. Comprising full width low profile aluminum framed double glazed sliding doors leading out onto feature rear garden, laminate flooring, three single light fittings, two radiators, feature fireplace with tiled surround, space and provision for washing machine and tumble dryer.

FIRST FLOOR LANDING Being a nice open space benefitting from natural light, comprising single light fitting, carpeted flooring, stairs up to second floor landing.

BEDROOM ONE South aspect benefitting from panoramic sea views. Comprising pvcu double glazed sliding door, radiator, laminate flooring, single light fitting, coving, built in wardrobes with hanging rails and shelving.

BEDROOM TWO North aspect. Comprising pvcu double glazed bay window, laminate flooring, single light fitting, radiator.

BEDROOM FOUR North aspect. Comprising pvcu double glazed window, laminate flooring, radiator.

FAMILY BATHROOM South aspect. Comprising obscure pvcu double glazed window, panel enclosed bath with electric shower attachment over benefitting from fully tiled walls, hand wash basin with vanity unit below, low flush wc, ladder style heated towel rail, fully tiled walls, vinyl flooring, extractor fan, single light fitting, coving.

SECOND FLOOR LANDING North aspect. Velux window, single light fitting.

DUAL ASPECT BEDROOM THREE North and South aspects benefitting from panoramic sea views. Comprising two velux windows, pvcu double glazed window, radiator, laminate flooring, eaves access, recess lighting.

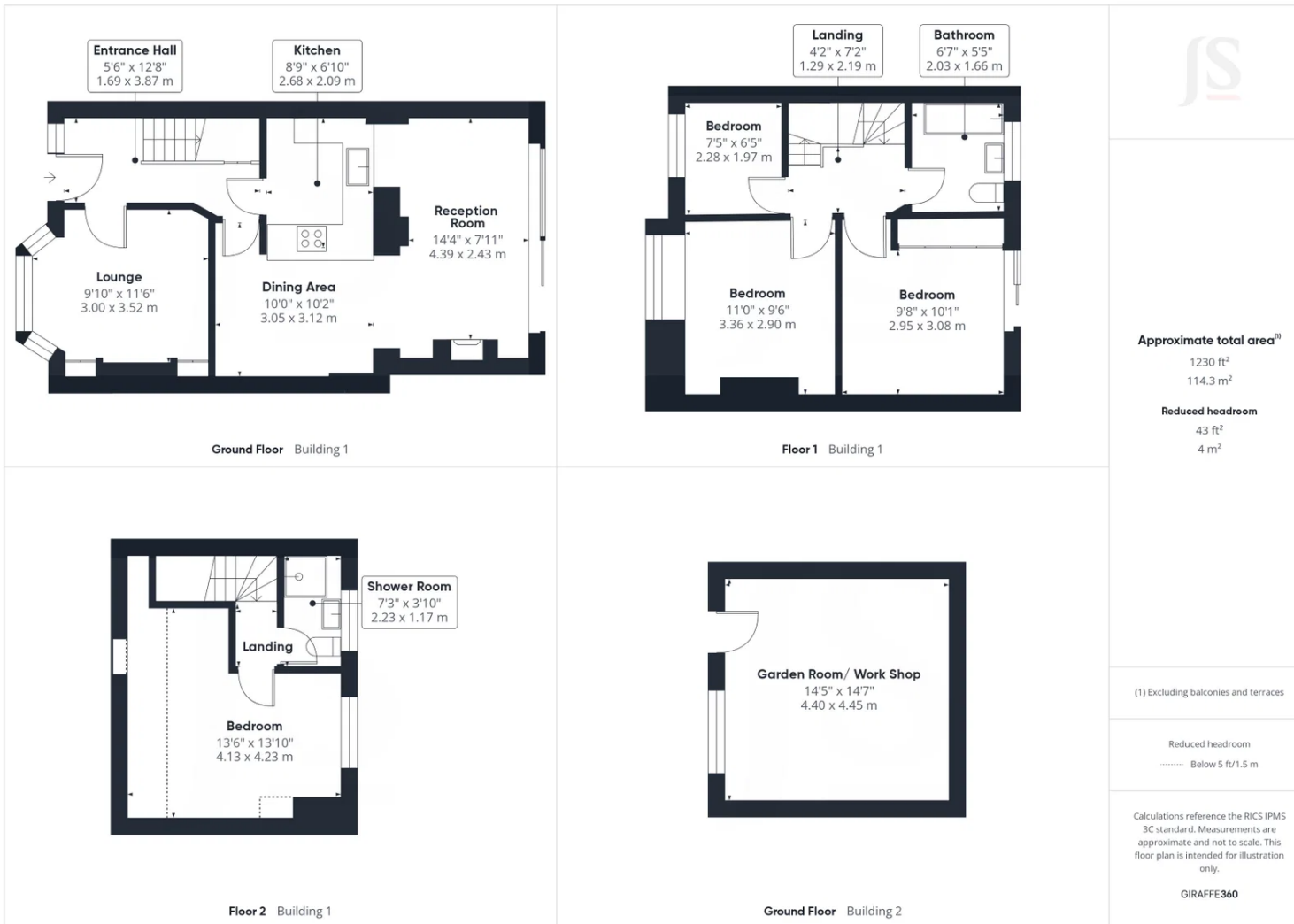
SHOWER ROOM South aspect. Comprising obscure pvcu double glazed window, walk in corner shower cubicle with integrated shower attachment over, ladder style heated towel rail, pedestal hand wash basin, low flush wc, fully tiled walls, vinyl flooring, single light fitting, extractor fan.

FRONT GARDEN Blocked paved affording off-road parking for approximately two vehicles, shared pathway leading to gate to side access.

SOUTH FACING SUN TRAP REAR GARDEN Stepping out onto large decked area with steps down to further decked area, leading to large lawned area having various mature shrubs, trees and plants, brick built outdoor barbeque / fire pit. Block paved area housing various storage units leading to:-

GARDEN ROOM / WORK SHOP Pvcu double glazed door and pvcu double glazed double doors leading out onto rear garden, benefitting from having power and lighting.





Approximate total area⁽¹⁾
 1230 ft²
 114.3 m²

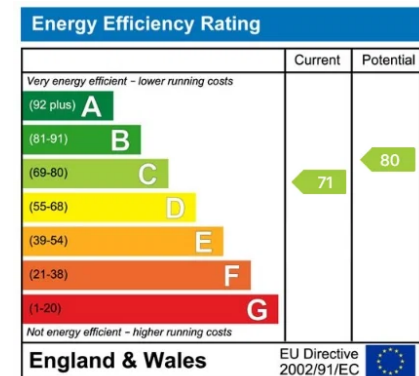
Reduced headroom
 43 ft²
 4 m²

(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.

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Whilst we endeavour to make our 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.