

Church Green, Shoreham By Sea

Offers Over **£350,000**

Jacobs | Steel









Property Type: End of Terrace House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Unallocated Parking
- Open Plan Kitchen / Breakfast Room
- Spacious Open Plan Lounge
- External Storage Space
- Good School Catchment Area
- Modern Bathroom
- Situated On Level Ground
- No On Going Chain

We are delighted to offer for sale this well presented three bedroom end of terrace house situated with in this quiet cul-de-sac location.

Conveniently situated on level ground with a near by convenience store in Stoney Lane, more comprehensive shopping facilities are available at the Holmbush Centre (Tesco and Marks & Spencer). The centre of Shoreham can be found close by with it's comprehensive shopping facilities, bars, restaurants, health centre, library and mainline railway station along with Adur Ferry footbridge which leads over to Shoreham Beach. Southwick centre is also easily accessible. Access to the South Downs can be found just over ½ a mile away to the North and just over a mile to the West there is access to the River Adur perfect for scenic walks/bike rides.





Pvcu double glazed front door through to:-

STORM PORCH Comprising pvcu double glazed window, tiled flooring, wall mounted light, door to:-

GROUND FLOOR CLOAKROOM Comprising low flush wc with sink and mixer tap, wall mounted boiler.

SPACIOUS ENTRANCE HALL Comprising laminate flooring, radiator, coving, understairs storage cupboard, fitted desk with recessed shelving, opening to:-

OPEN PLAN KITCHEN / BREAKFAST ROOM South aspect. Comprising pvcu double glazed window, solid oak worksurfaces with cupboards below and matching eye level cupboards, feature exposed beams, integrated four ring induction hob with oven below and extractor fan over, part tiled splash backs, space and provision for washing machine and dishwasher. Inset one and a half bowl stainless steel single drainer sink unit with mixer tap, laminate flooring, radiator, breakfast bar with solid oak worksurfaces and seating for four, opening to:-

OPEN PLAN SPACIOUS LOUNGE North aspect. Comprising pvcu double glazed slide door leading out onto rear garden, radiator, laminate flooring.

FIRST FLOOR LANDING Comprising loft hatch access, storage cupboard with shelving.

BEDROOM ONE North aspect. Comprising pvcu double glazed window, radiator, coving, fitted wardrobes with hanging rail and shelving.

BEDROOM TWO South aspect. Comprising pvcu double glazed window with fitted blind, radiator, built in wardrobe, coving.

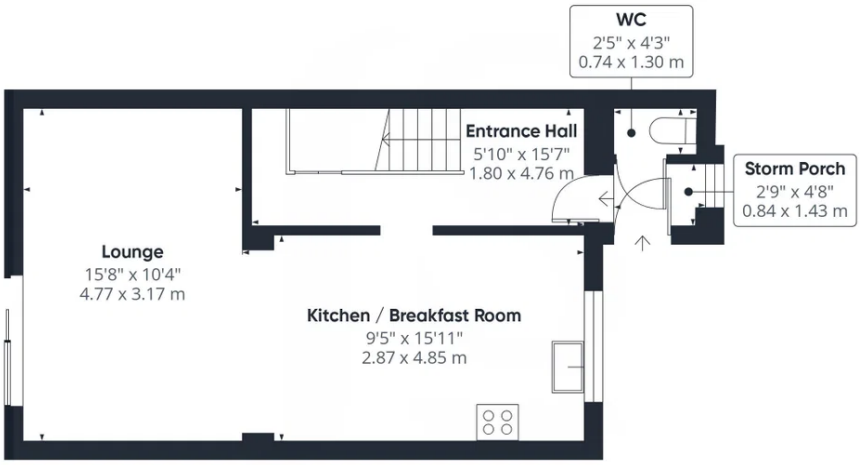
BEDROOM THREE North aspect. Comprising pvcu double glazed window with fitted blind, radiator, coving.

MODERN BATHROOM South aspect. Comprising two obscure pvcu double glazed windows, panel enclosed bath having an integrated shower over and shower attachment, hand wash basin with vanity unit below, low flush wc, laminate flooring, fully tiled walls, sunken spotlights, extractor fan, wall mounted heated towel rail.

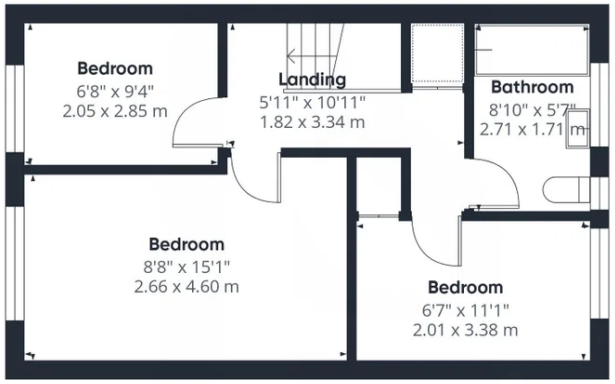
FRONT GARDEN Paved walk way onto laid chip stone, wall mounted light.

REAR GARDEN Paved area onto large lawned area, having various shrub and plant borders, gate to side access, large timber constructed storage space with felt and polycarbonate roof, benefitting from being fence enclosed.

UNALLOCATED PARKING Large parking area located near by.



Ground Floor





Floor 1

Approximate total area(1)

804 ft²

74.8 m²

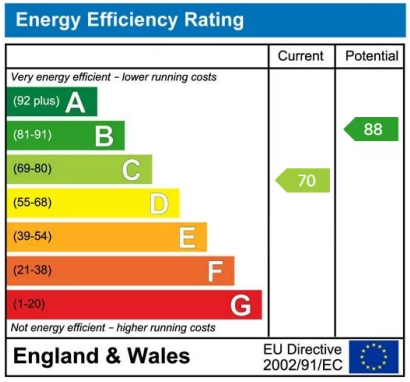
(1) Excluding balconies and terraces

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 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 your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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