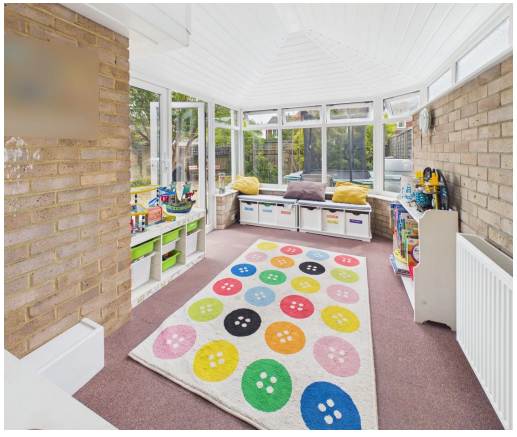


Wessex Walk, Shoreham by Sea

Offers Over **£450,000**

Jacobs | Steel









Property Type: End of Terrace House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Four Bedrooms
- Two Bathrooms / Shower Rooms
- Contemporary Open Plan Kitchen/Dining Room
- Spacious Lounge
- Garage & Allocated Parking
- Wrap Around Plot
- South Facing Garden
- Versatile Living Accommodation
- Popular North Shoreham Location
- End Of Terrace

We are delighted to offer for sale this spacious and extended four bedroom end of terrace family home benefitting from wrap around plot situated in this popular North Shoreham location.

Conveniently situated on elevated ground on the popular Buckingham Farm development approx. three quarters of a mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. The sea front and South Downs are both easily accessible, as is the A27 east/west route to Worthing, Brighton and beyond.





PVCU double glazed private front door, through to:-

ENCLOSED STORM PORCH North aspect. Comprising storage cupboard housing electric fuse box and gas meter, tiled flooring, single light fitting, obscure PVCU double glazed window. Door through to:-

SPACIOUS LOUNGE North aspect. Comprising PVCU double glazed window with fitted shutters, radiator, carpeted flooring, single light fitting, fitted cupboards to alcoves with shelving, stairs to first floor landing and opening through to:-

MODERN OPEN PLAN KITCHEN / BREAKFAST BAR / DINING SPACE South aspect.

KITCHEN AREA Comprising Quartz work surfaces with cupboards below and matching eye-level cupboards, inset four-ring induction hob with one gas ring and extractor fan over, twin eye-level ovens, matching integrated dishwasher, twin Butler sinks with contemporary mixer tap, matching integrated fridge/freezer and spacious floor-to-ceiling double cupboard providing useful larder storage, PVCU double glazed window, radiator, breakfast bar with seating for four, LVT flooring, recessed lighting and three feature downlights over breakfast bar.

DINING AREA Comprising lvt flooring, recessed lighting, PVCU double glazed sliding door leading through to:-

CONSERVATORY East and South aspect. Comprising PVCU double glazed windows, PVCU double glazed double doors leading out onto suntrap rear garden, radiator and carpeted flooring.

CONTEMPORARY SHOWER ROOM East aspect. Comprising obscure PVCU double glazed window, vanity hand wash basin with mixer tap, low flush WC, ladder style heated towel rail, walk-in shower cubicle with integrated shower attachment over, tiled flooring and single light fitting. Door through to:-

UTILITY ROOM Comprising LVT flooring, extractor fan, recessed lighting, laminate work surface with space and provision for washing machine.

INTERNAL HALLWAY Comprising two single light fittings and door through to:-

BEDROOM FOUR North aspect. Comprising obscure PVCU double glazed window, radiator, carpeted flooring and single light fitting. Further door through to lounge.

FIRST FLOOR LANDING Comprising single light fitting, carpeted flooring and loft hatch access. Door through to:-

BEDROOM ONE North aspect. Comprising PVCU double glazed window, radiator, two single light fittings, fitted storage cupboard with shelving.

BEDROOM TWO South aspect. Comprising PVCU double glazed window, carpeted flooring, single light fitting, radiator.

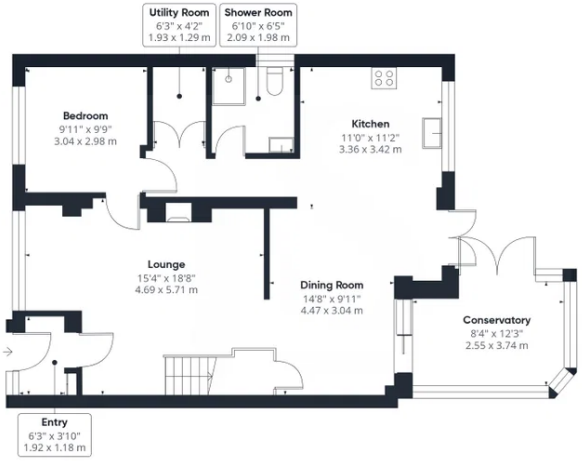
BEDROOM THREE North aspect. Comprising PVCU double glazed window, single light fitting, radiator, carpeted flooring and overstairs storage cupboard with hanging rails and shelving.

FAMILY BATHROOM South aspect. Comprising obscure PVCU double glazed window, panel enclosed bath with shower attachment over, pedestal hand wash basin with mixer tap, low flush WC, ladder style heated towel rail, tiled walls, tiled flooring, single light fitting.

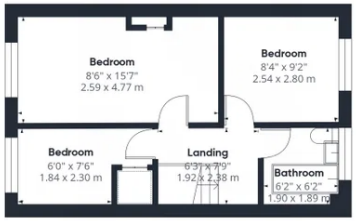
FRONT GARDEN Mainly laid to lawn with various mature shrub and tree borders, with pathway leading to enclosed storm porch and front door

REAR GARDEN Stepping out onto large patio area leading further onto large lawned area with various tree, plant and shrub borders, being fence enclosed with rear gate leading to shared pathway. Further two gates providing access onto public pathway.

.**GARAGE** Situated in nearby compound, comprising up and over door and allocated parking space.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

1382 ft²

128.6 m²

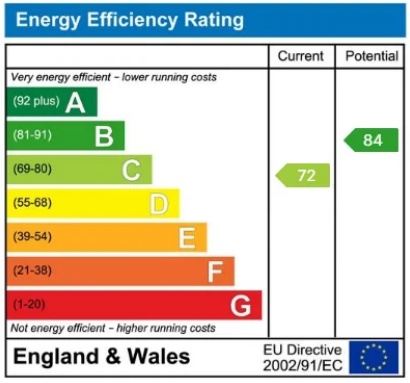
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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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