

Greenacres, Shoreham by Sea

Offers Over **£500,000**

Jacobs | Steel









Property Type: Terraced House

Bedrooms: 4

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Extended Mid Terrace House
- Four Bedrooms
- Dual Aspect Main Bedroom With Ensuite
- Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Fitted Family Bathroom
- Feature Rear Garden
- Garage In Nearby Compound
- Popular Shoreham Centre Development
- No Onward Chain

We are delighted to offer for sale this extended four bedroom mid terrace house benefitting from garage in nearby compound situated in this popular Shoreham Centre location.

Ideally located within walking distance of Shoreham High Street, the River Adur, and the vibrant town centre, this property offers convenient access to a wide range of shops, restaurants, pubs, and bars, as well as a health centre, library, and mainline railway station with direct links to London Victoria. The beautiful Shoreham Beach and the scenic South Downs are also close by, and the area benefits from several highly rated local schools.





Pvcu double glazed front door through to:-

ENTRANCE HALL Comprising radiator, engineered oak wood flooring, stairs to First floor, single light fitting.

SPACIOUS LOUNGE South/West aspect. Comprising newly fitted pvcu double glazed attractive bay fronted window with recently installed fitted shutters, feature fireplace with tiled inserts and hearth with attractive surround, ceiling light fitting with directable spotlights, opening through to:-

DINING AREA North/East aspect. Comprising pvcu double glazed patio doors leading out onto rear garden, contemporary upstanding radiator, understairs storage cupboard, ceiling light fitting with directable spotlights, opening through to:-

CONTEMPORARY FITTED KITCHEN North/East aspect. Comprising pvcu double glazed window with fitting blind, modern fitted units providing ample storage, square edge work surface with inset circular stainless steel sink and drainer with mixer tap, inset four ring gas hob with oven below and extractor fan over, part tiled splashbacks, integrated appliances include fridge/freezer, washing machine and dishwasher, matching cupboard housing boiler, vinyl flooring. Pvcu double glazed door to rear garden.

FIRST FLOOR LANDING Comprising carpeted flooring, single light fitting, stairs to Second Floor.

BEDROOM TWO South/West aspect. Comprising pvcu double glazed attractive bay fronted window with recently installed fitted shutters, radiator, built in storage cupboards, carpeted flooring, single light fitting.

BEDROOM THREE North/East aspect. Comprising pvcu double glazed window, radiator, built in storage cupboards, carpeted flooring, single light fitting.

BEDROOM FOUR South/West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

FAMILY BATHROOM North/East aspect. Comprising obscure glass pvcu double glazed window with fitted blind, panel enclosed bath with shower over and bi-folding shower screen, pedestal hand wash basin, low flush wc, wall mounted ladder style heated towel rail, part tiled walls, tiled flooring, ceiling mounted light fitting, extractor fan.

SECOND FLOOR LANDING Comprising single light fitting, door to:-

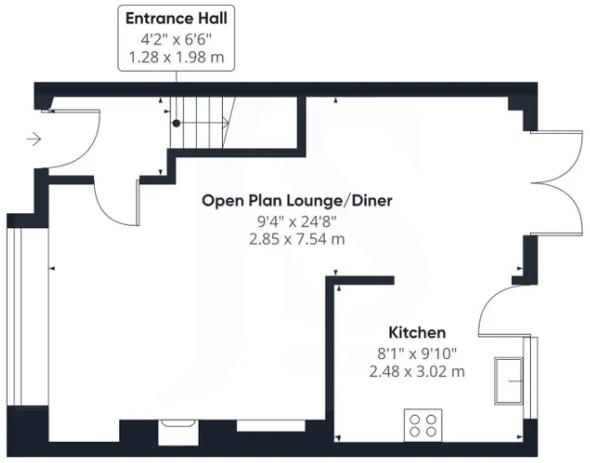
DOUBLE ASPECT MAIN BEDROOM South/West & North/East aspect. Comprising newly fitted pvcu double glazed window, pvcu double glazed velux window, radiator, doors to eaves storage, recessed spotlights.

ENSUITE SHOWER ROOM Comprising obscure glass pvcu double glazed window with fitted blind, step in shower cubicle with integrated shower and fully tiled walls. Low flush wc, pedestal hand wash basin, part tiled walls, wall mounted chrome ladder style heated towel rail, recessed lighting, extractor fan, part tiled walls, tiled flooring.

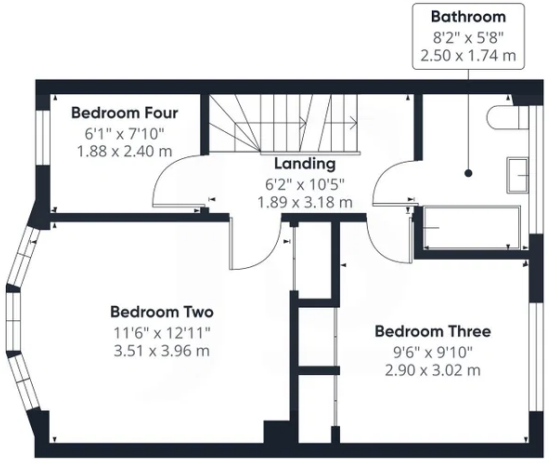
FRONT GARDEN Large open lawned area, paved pathway with flower and shrub borders leading to front door.

REAR GARDEN Stepping out onto decked area leading onto lawned area with paved pathway leading the paved patio area to the rear, various shrub and plant borders, Gate to rear access leading to garage compound.

GARAGE In nearby compound having up-and-over door.



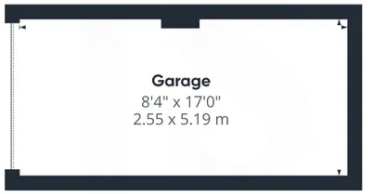
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area(1)

1282 ft²
119.1 m²

Reduced headroom

42 ft²
3.9 m²

(1) Excluding balconies and terraces

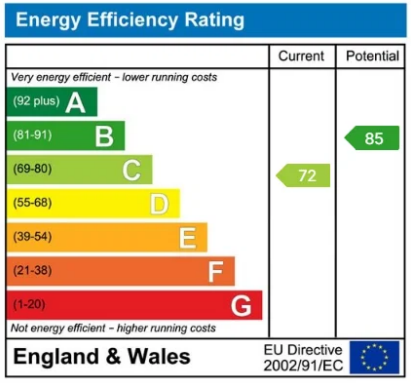
Reduced headroom
..... Below 5 ft/1.5 m

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 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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