



Greenways Crescent, Shoreham By Sea

Guide Price **£550,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Extended End Of Terrace
- Three Bedrooms
- Modern Fitted Kitchen
- Downstairs WC
- Family Bathroom
- Open Plan Lounge / Dining Room
- Approximately 100ft West Facing Rear Garden
- Garage
- No Onward Chain
- Good School Catchment

We are delighted to offer for sale this extended three bedroom end of terrace house situated on this large west facing plot positioned in this desirable 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 and the property falls within the catchment area of well-regarded primary & secondary schools, including popular Shoreham Academy, which currently holds an 'Outstanding' Ofsted rating.





Obscure pvcu double glazed private front door, through to:-

SPACIOUS ENTRANCE HALL Comprising pvcu double glazed window, radiator, original floorboards, single light fitting, stairs to first floor landing, understairs storage cupboard, door through to:-

SEPARATE WC Comprising low flush wc, tiled flooring, hand wash basin, storage cupboard housing wall mounted Valliant combination boiler, wood paneling, single light fitting.

SPACIOUS OPEN PLAN LOUNGE / RECEPTION ROOM East aspect.

Lounge area: Comprising pvcu double glazed bay window, single light fitting, radiator, original floorboards, feature exposed brick open fireplace with slate hearth and storage either side.

Reception Room: Comprising original wooden floorboards, radiator, single light fitting with directable spotlight, opening to:-

EXTENDED KITCHEN / DINING ROOM / UTILITY

KITCHEN / DINING ROOM: West aspect. Comprising pvcu double glazed window and pvcu double glazed sliding door leading out onto feature rear garden, tiled flooring, single light fitting, single light fitting with directable spotlights, radiator, Quartz work surfaces with cupboards below and matching eye level cupboards, matching integrated dishwasher, recessed sink unit with contemporary mixer tap, four ring gas hob with oven below and extractor fan over.

UTILITY: North aspect. Comprising pvcu double glazed window, integrated fridge/freezer, spacious pantry cupboard, space and provision for washing machine, single light fitting with directable spotlights.

FIRST FLOOR LANDING North aspect. Comprising pvcu double glazed window, carpeted flooring, loft hatch access, single light fitting.

BEDROOM ONE East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, picture rail, storage cupboard with slatted shelving and hanging rails.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, pvcu double glazed door, single light fitting, carpeted flooring, storage cupboard with hanging rail and shelving, radiator.

BEDROOM THREE East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

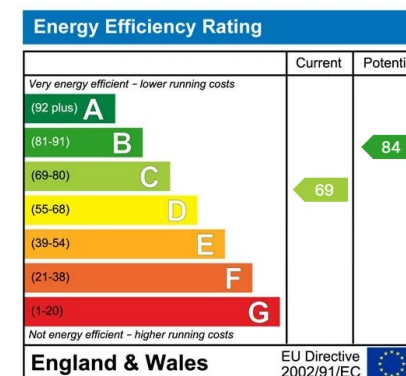
FAMILY BATHROOM West aspect. Comprising obscure pvcu double glazed window, panel enclosed bath with Myra electric shower attachment over, pedestal hand wash basin, low flush wc, vinyl flooring, radiator, tiled walls, storage cupboard with shelving.

FRONT GARDEN Laid to lawn with an attractive private pathway through to exposed storm porch and front door, having various shrub, tree and plant borders. Shared access road leading to garage.

WEST FACING SUN TRAP REAR GARDEN Stepping out onto large patio area leading to large lawned area housing timber built storage shed and contemporary seating area having various mature shrub, tree and plant borders benefitting from being fence enclosed. Gate to rear access with pathway leading to Parkside with further pathway leading directly onto Buckingham Park.

GARAGE Comprising up and over door, power and lighting, space and provision for fridge freezer.





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.