

41 Overmead, Shoreham-By-Sea, BN43 5NS

£1,750 Per month

Maslen Letting Agents is delighted to offer to rent a family home, nestled in the charming area of Overmead, Shoreham-By-Sea, this refurbished house presents an excellent opportunity for those seeking a modern and comfortable home. With three well-proportioned bedrooms, this property is ideal for families or those looking for extra space. Council Tax Band C. EPC Rating D. Deposit £2100. The property is unfurnished and available now.

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DAVID MASLEN ESTATE AGENTS

Front door to:

Hallway
Wood effect flooring, stairs rising to first floor, recessed spotlights, door to:

Lounge
Wood effect flooring, under stairs storage cupboard, window to front, 2 x radiators, recessed spotlights, door to:

Open Plan Kitchen/Dining Room

Kitchen Area
Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer pull out tap, integrated dishwasher, integrated fridge/freezer, inset hob with extractor over, integrated oven below, part tiled walls, wood effect flooring, radiator, recessed spotlights, window to rear.

Dining Area
French doors to rear garden, radiator, recessed spotlights, wood effect flooring, door to shower room.

Shower Room
WC with push button flush, wash hand basin with mixer tap & vanity storage below, corner shower cubicle with electric shower over, ladder style heated towel rail, part tiled walls, tiled floor, recessed spotlights.

First Floor Landing
Doors to all rooms, stairs rising to second floor, wood effect flooring, built in storage cupboard.

Bedroom
2 x windows to front, radiator, cupboard housing 'Vaillant' boiler, recessed spotlights, wood effect flooring.

Bedroom
Window to rear, radiator, recessed spotlights.

Bathroom
WC with push button flush, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap, wall mounted shower unit over, glass shower screen, ladder style heated towel rail, part tiled walls, tiled floor, recessed spotlights, window to rear with frosted glass.

Second Floor Landing
Door to bedroom, Velux window, recessed spotlights.

Bedroom
Velux window to front, window to rear, radiator, recessed spotlights, door to:

En-Suite Shower Room
WC with push button flush, wash hand basin with mixer tap & vanity storage below, corner shower cubicle with mains fed shower over, ladder style heated towel rail, part tiled walls, tiled floor, recessed spotlights, window to rear.

Outside

Front Garden
Laid to shingle with pathway to front door.

Rear Garden
Laid to patio, enclosed by brick walling and fencing.

Total approx floor area
109.6 sq.m. (1179.2 sq.ft.)

Council tax band C









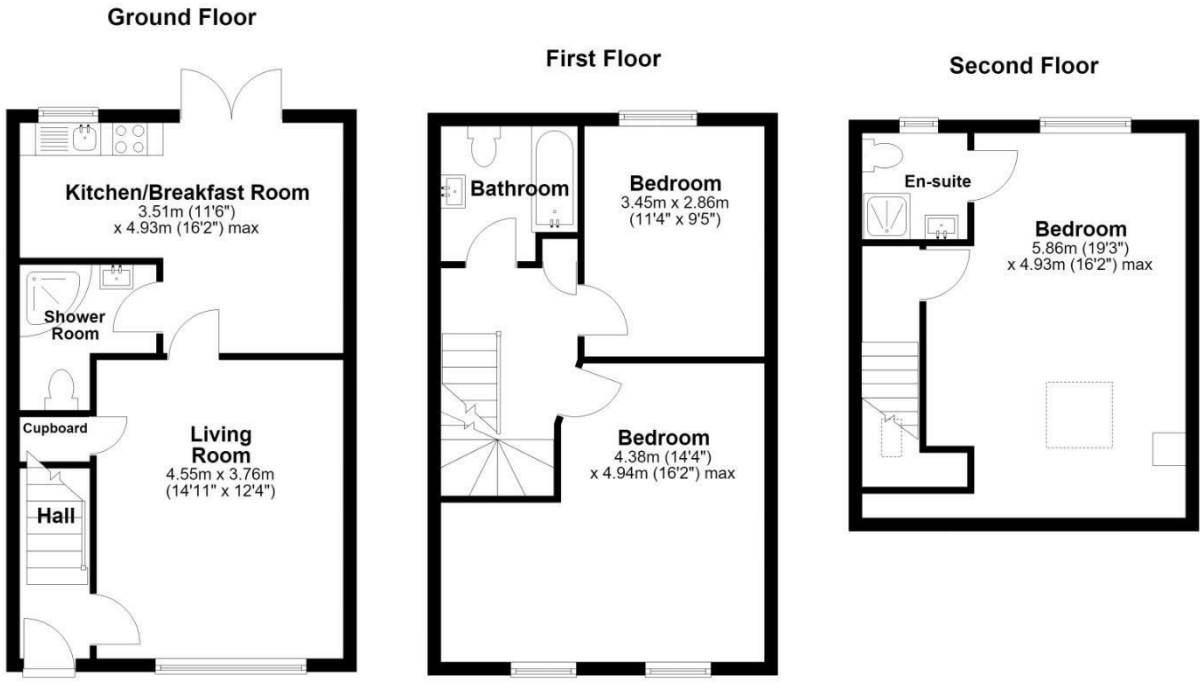








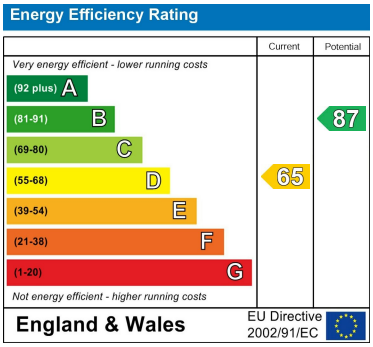


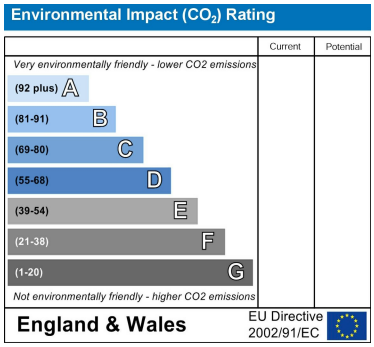


Total area: approx. 109.6 sq. metres (1179.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Overmead





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