



Parklands, Shoreham by Sea

Guide Price **£325,000**



Property Type: End of Terrace House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: B

- Two Bedroom End Of Terrace
- Dual Aspect Lounge/Dining Room
- Spacious Kitchen
- Modern Bathroom
- Private Rear Garden
- Pleasant Parkland Views
- Inspection Advised
- No Onward Chain

We are delighted to offer for sale this spacious two bedroom end of terrace house situated in this popular Shoreham location benefitting from no chain.

Conveniently situated just off Wilmot Road, being 1 mile from Central Shoreham with it's comprehensive shopping facilities, health centre, library and mainline railway station. The Holmbush Centre, Southlands Hospital and the start of Downland Walks are all within 1/2 mile whilst Kingston Beach is approximately 3/4 mile away. There is a nice local park nearby and good schools.





COVERED STORM PORCH Pvcu double glazed front door through to:-

OPEN PLAN LOUNGE/DINING ROOM North/West & North/East aspect. Comprising two pvcu double glazed windows having pleasant views over Parklands Park, laminate flooring, radiator, stairs to first floor, understairs storage space, single light fitting, opening thorough to:-

SPACIOUS KITCHEN North/East aspect. Comprising pvcu double glazed window, wood effect pvcu double glazed door out to rear garden, roll edge laminate work surface incorporating breakfast bar area, part tiled splashbacks, matching range of cupboards and drawers, inset stainless steel single drainer sink unit with mixer tap, inset electric hob with oven below and extractor fan over, space and plumbing for washing machine, space for free standing fridge/freezer, wall mounted Baxi boiler, recessed spotlights, laminate flooring.

FIRST FLOOR LANDING Comprising loft hatch access, cupboard with hanging rail and shelving, recessed spotlights, carpeted flooring.

BEDROOM ONE North/East aspect. Comprising pvcu double glazed window with fitted blind, radiator, carpeted flooring, single light fitting.

BEDROOM TWO North/East aspect. Comprising pvcu double glazed window with fitted blind, radiator, storage cupboard with hanging rails, carpeted flooring, single light fitting.

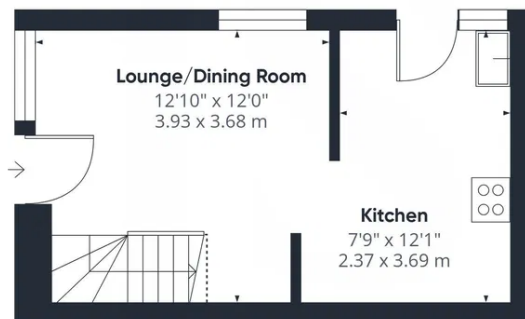
BATHROOM North/East aspect. Comprising obscure glass pvcu double glazed, panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin, low flush wc, wall mounted heated towel rail, fully tiled walls, recessed spotlights. tiled flooring.

FRONT GARDEN Laid to block paving with space for plant pots or bistro table and chairs.

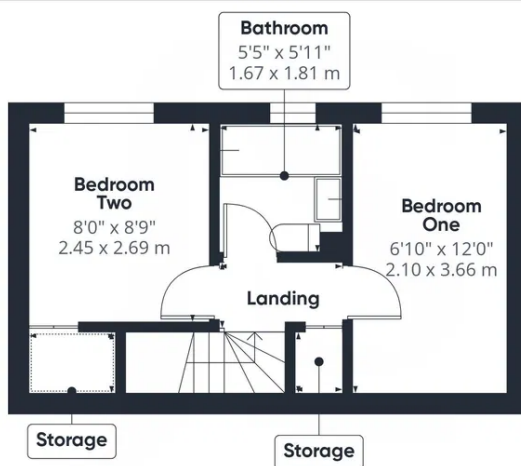
PRIVATE SUN TRAP REAR GARDEN Large block paved patio area with path leading to rear access, lawned area with pebble border, external power point, outside tap, fence enclosed.

ALLOCATED PARKING SPACE





Ground Floor



Floor 1



Approximate total area^m

461 ft²
42.8 m²

Reduced headroom

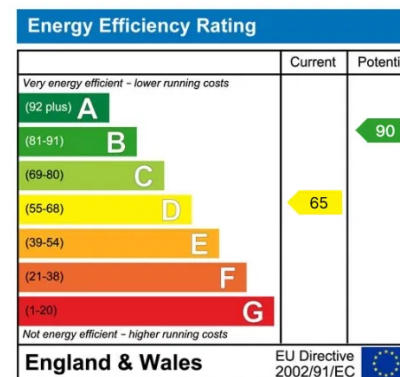
12 ft²
1.1 m²

(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 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.