



**Church Green, Shoreham by Sea**

Offers Over **£350,000**



**Property Type:** Terraced House

**Bedrooms:** 2

**Bathrooms:** 2

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** C

- Two Double Bedrooms
- Main Bedroom With Ensuite
- Spacious Family Bathroom
- Second Bedroom With Dressing Room
- Potential To Reconfigure to Three Bedrooms
- Open Plan Kitchen
- Through Lounge/Dining Room
- Ground Floor Wc/Utility
- Sun Trap South Facing Rear Garden
- Allocated Parking

We are delighted to offer for sale this spacious and extended two double bedroom mid terrace home situated in this popular residential location benefitting from South facing rear garden.

Conveniently situated on level ground with a corner shop/convenience store in Stoney Lane. More comprehensive shopping facilities are available at the Holmbush Centre (Tesco and Marks & Spencer) approximately ½ mile to the north, whilst the centres of Shoreham and Southwick are both easily accessible.





**ENTRANCE PORCH** North and East aspect. Comprising pvcu double glazed door, pvcu double glazed window, carpeted flooring, single light fitting, obscure glass double glazed door through to:-

**ENTRANCE HALL** Comprising laminate flooring, stairs to first floor, radiator, single light fitting.

**THROUGH LOUNGE/DINING ROOM** North aspect. Comprising pvcu double glazed window, laminate flooring, two radiators, understairs storage cupboard with light, feature fireplace with wooden surround and tiled hearth, two ceiling light fittings, opening through to:-

**EXTENDED MODERN FITTED KITCHEN** South aspect. Comprising pvcu double glazed double doors out to rear garden, contemporary fitted units with matching cupboards and drawers, sink unit with contemporary mixer tap, inset electric hob, integrated appliances include, oven with warming drawer below, microwave, dishwasher. Under unit lighting, part tiled splashbacks, skylight, ceiling mounted light fitting with directable spotlights, laminate flooring.

**SEPARATE UTILITY/WC** South aspect. Comprising glazed wooden stable style door, low flush wc, space and plumbing for washing machine, ceiling light, skylight. (Accessed via the rear garden)

**FIRST FLOOR LANDING** Comprising carpeted flooring, single light fitting, airing cupboard with slatted shelving.

**FAMILY BATHROOM** South aspect. Comprising two pvcu double glazed windows, panel enclosed bath with telephone style mixer tap and shower attachment, hand wash basin with vanity unit below, low flush wc, separate shower cubicle with wall mounted electric shower, ladder style heated towel rail, radiator, majority tiled walls, tiled flooring, ceiling mounted directable spotlights.

**DRESSING ROOM** Comprising built in mirror wardrobes with sliding doors, carpeted flooring, single light fitting.

**BEDROOM TWO** North aspect. Comprising pvcu double glazed window, radiator, built in wardrobe cupboard with mirrored sliding doors, carpeted flooring, single light fitting.

**STAIRWAY TO SECOND FLOOR** Comprising wall mounted boiler, carpeted flooring, single light fitting, understairs cupboard, stairs to Second floor/Bedroom One.

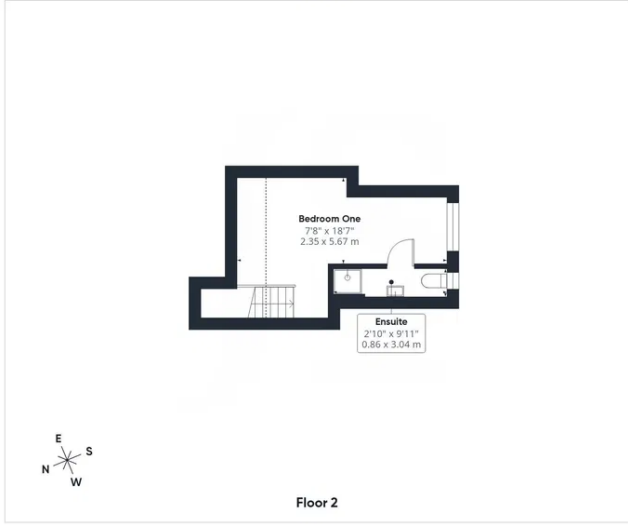
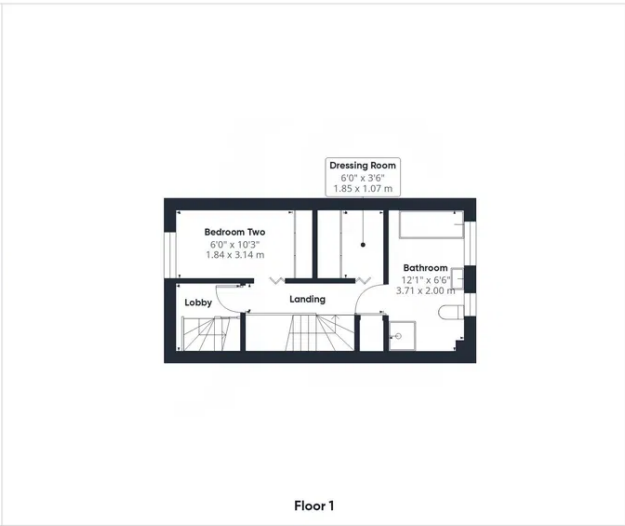
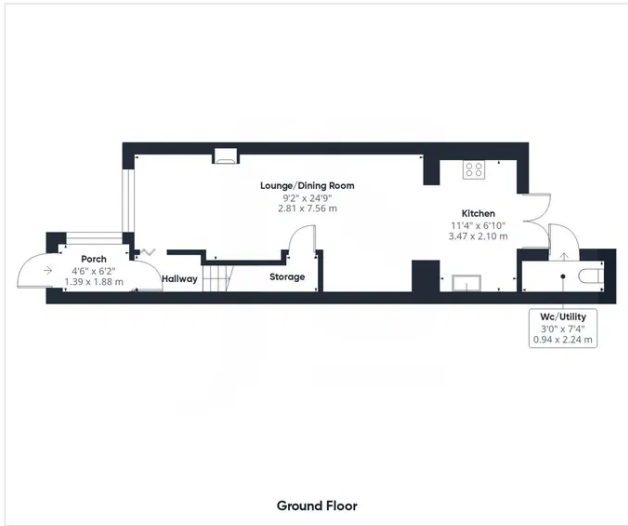
**ENSUITE BEDROOM ONE** South aspect. Comprising pvcu double glazed window, carpeted flooring, door to eaves storage, inset spotlights, door to:-

**ENSUITE SHOWER ROOM** South aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin with vanity unit below and part tiled splashback, step in shower cubicle with integrated shower and shower attachment, wall mounted heated towel rail, inset spotlights.

**FRONT GARDEN** Block paved pathway and patio area with various shrubs and plants.

**SOUTH FACING REAR GARDEN** Paved patio area leading onto artificial lawned area, timber built storage shed, fence enclosed, outside tap, door to utility/wc.





**Approximate total area<sup>m</sup>**  
 880 ft<sup>2</sup>  
 81.7 m<sup>2</sup>

**Reduced headroom**  
 24 ft<sup>2</sup>  
 2.3 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.