



Gordon Road, Shoreham by Sea

Guide Price **£500,000 - £525,000**





Property Type: Terraced House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Two Double Bedroom Mid Terrace House
- Approved Planning For Loft Extension And Rear Extension
- Large Open Plan Lounge/Dining Room
- Off Road Parking
- Contemporary Family Bathroom With Shower And Bath
- South Facing Lounge Area
- New Double Glazed Windows & Door To Rear (April 2023)
- Modern Kitchen/Breakfast Room & Separate Utility Room
- Large Rear Garden
- Extensively Renovated Throughout

We are delighted to offer for sale this spacious and well presented two double bedroom Victorian mid terrace house benefitting from off road parking and close proximity to Shoreham Town Centre.



Ideally situated within a short walk of comprehensive shopping facilities, health centre, library and mainline railway station. There is a footbridge over the River Adur to Shoreham Beach, whilst Worthing and Brighton are both easily accessible.



EXPOSED STORM PORCH Newly installed (Jan 26) front door through to:-

ENTRANCE HALL Comprising original wooden floorboards, radiator, stairs to first floor, under stairs storage space, recessed spotlights.

OPEN PLAN LOUNGE AREA South aspect. Comprising pvcu double glazed windows and original sash windows into bay, original wooden floorboards, recessed spotlights, integrated ceiling speaker (amp required), opening through to:-

OPEN PLAN DINING AREA North aspect. Comprising pvcu double glazed window, original wooden floorboards, contemporary upstanding radiator, door way through to entrance hall.

MODERN KITCHEN/BREAKFAST ROOM East aspect. Comprising pvcu double glazed window, modern fitted kitchen with a range of cupboards and drawers, solid wood work surfaces with inset one and a half bowl stainless steel single drainer sink unit with mixer tap, inset five ring gas hob with oven below and extractor fan over, contemporary tiled splashback, breakfast bar areas with seating for approximately 3 people, space for freestanding fridge/freezer, integrated dishwasher, tiled flooring with underfloor heating, recessed spotlights, integrated ceiling speaker (amp required), opening through to:-

UTILITY ROOM North and East aspect. Comprising pvcu double glazed windows, pvcu double glazed door out to garden, roll edge laminate work surface with inset stainless steel single drainer sink unit with storage below, space and plumbing for washing machine and tumble dryer, further storage cupboards, wall mounted Ideal combination boiler, tiled flooring, pendant light fittings.

FIRST FLOOR LANDING Comprising wooden stair case, original wooden floorboards, two contemporary light fitting, airing cupboard with slatted shelving, storage cupboard with hanging rail and shelving, loft hatch access.

BEDROOM ONE South aspect. Comprising two pvcu double glazed sash style windows, original wooden floorboards, contemporary upstanding radiator, two wall mounted light fitting, single ceiling pendant light fitting, integrated ceiling speaker (amp required).

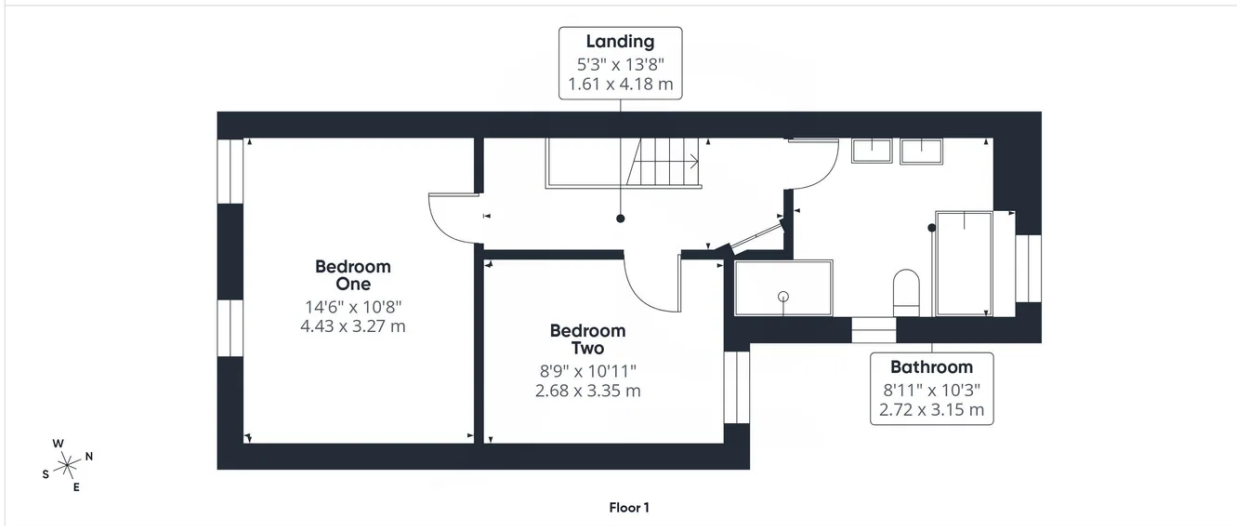
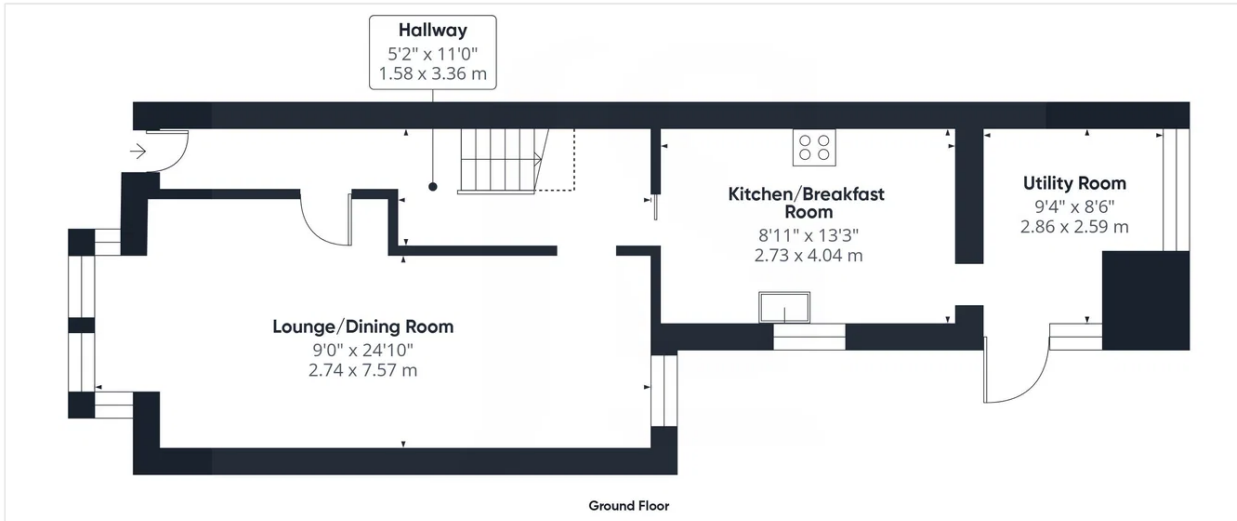
BEDROOM TWO North aspect. Comprising pvcu double glazed window, original wooden floorboards, radiator, single light fitting.

CONTEMPORARY FAMILY BATHROOM North and East aspect. Comprising obscured glass pvcu double glazed window, wall mounted contemporary double sink with integrated taps, freestanding oval bath with contemporary mixer tap and shower attachment, low flush wc with hidden cistern and contemporary push button flush, walk in shower cubicle being fully tiled having overhead shower and integrated taps and shower attachment. Ladder style heated towel rail, feature part tiled walls, vinyl flooring with underfloor heating, recessed spotlights, feature pendant lights and feature ceiling mounted light fitting, extractor fan, integrated ceiling speaker (amp required).

FRONT GARDEN Laid to pebbles providing off street parking for one vehicle, decorative tiled path to front door, wall enclosed.

SUN TRAP REAR GARDEN Stepping out onto artificial turf area having flower and shrub borders, outside tap, outside light, leading through to gravel area with stepping stones, paved patio area onto large lawned area having various shrub, tree and plant borders, further paved areas to rear with timber built shed, timber built summer house, fence and wall enclosed.





Approximate total area^m
932 ft²
86.7 m²

Reduced headroom
7 ft²
0.6 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.