

The Rowans, Shoreham by Sea

Offers Over **£440,000**

Jacobs | Steel









Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Three Bedrooms
- Ground Floor Wc
- Off Street Parking
- Garage
- Within Walking Distance To Mainline Railway Station
- Well Presented Throughout
- Good School Catchment Area
- Close To Shoreham Centre
- Close Proximity To Walks Along River Adur

We are delighted to offer for sale this three bedroom semi detached home situated in this popular central Shoreham location.

Being within walking distance of Shoreham High Street, the River Adur and Shoreham Town Centre with its comprehensive shopping facilities along with various restaurants, pubs and bars along with a health centre, library and a mainline railway station with links direct to London Victoria. There are also good/outstanding local schools within easy reach.





Pvcu double glazed front door through to:

SPACIOUS ENTRANCE HALL South/West aspect. Comprising obscure glass pvcu double glazed window, wood effect lvt flooring, contemporary radiator, contemporary ceiling mounted light fitting, stairs to first floor.

SEPARATE LOUNGE South/East aspect. Comprising pvcu double bow fronted double glazed window, wood effect lvt flooring, contemporary radiator, two contemporary ceiling mounted light fittings, door to:-

MODERN FITTED KITCHEN North/West aspect. Comprising pvcu double glazed window, radiator, roll edge laminate work surfaces, part tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, fitted range of cupboards and drawers, inset gas hob with extractor fan over, integrated eye level double oven, space and plumbing for washing machine and dryer, space for fridge/freezer, recessed spotlights, tiled flooring, obscured glass pvcu double glazed door to rear garden. Door to:-

INTERNAL HALLWAY South/West aspect. Comprising obscure glass pvcu double glazed window, vinyl flooring, door to understairs storage cupboard, door to:-

GROUND FLOOR WC North/West aspect. Comprising obscure glass pvcu double glazed window, low flush wc, wall mounted hand wash basin with mixer tap, radiator, vinyl flooring, recessed lighting.

FIRST FLOOR LANDING South/West aspect. Comprising obscure glass pvcu double glazed window, hatch to loft space, overstairs storage cupboard with shelving.

BATHROOM North/West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with mixer tap and shower attachment, low flush wc, pedestal hand wash basin, wall mounted heater, majority tiled walls, recessed lighting.

BEDROOM TWO North/West aspect. Comprising pvcu double glazed window, contemprorary radiator, carpeted flooring, contemporary ceiling mounted light fitting, built in wardrobe cupboard with wooden sliding doors.

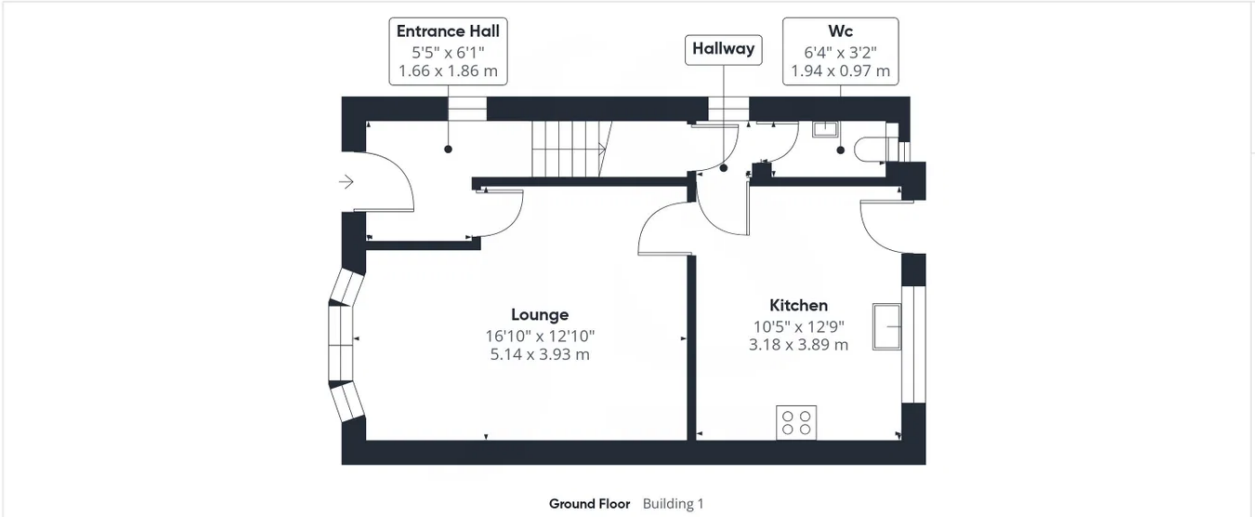
BEDROOM ONE South/East aspect. Comprising pvcu double glazed bow fronted window, contemporary radiator, carpeted flooring, feature wall panelling, built in storage cupboard with shelving.

BEDROOM THREE South/East aspect. Comprising pvcu double glazed window, contemporary radiator, carpeted flooring.

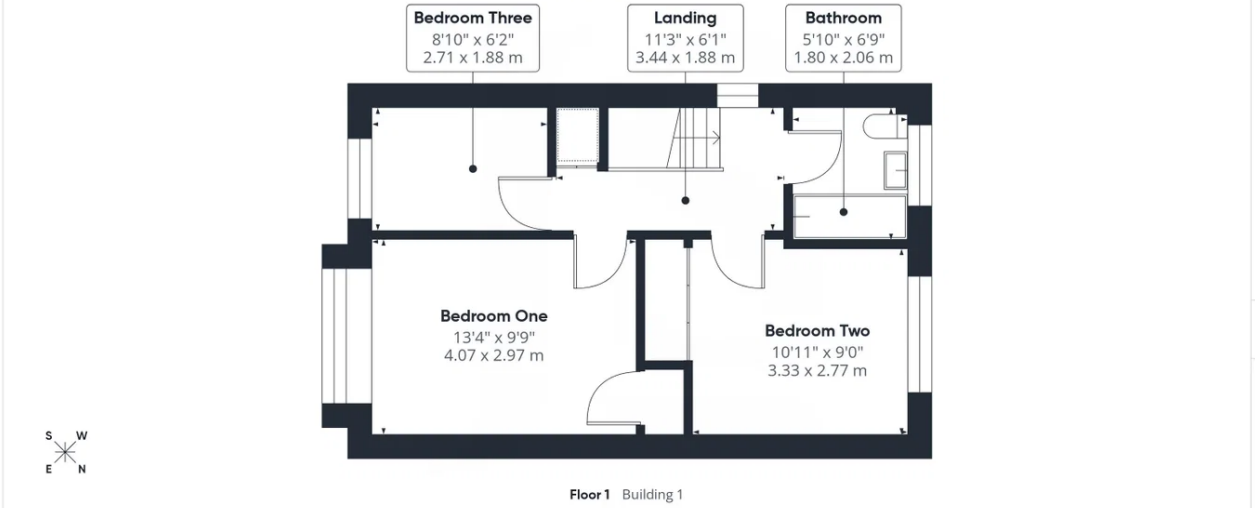
FRONT GARDEN Hardstanding providing off street parking, double gates to side access leading to rear garden, large lawned area, step to front door, two outside lights.

REAR GARDEN Large lawned area, being fence enclosed, pathway onto hardstanding/patio area, side door to garage, double gates to side access.

GARAGE Having up and over door, benefitting from power and lighting, glazed door to garden.



Ground Floor Building 1



Floor 1 Building 1

Approximate total area(1)

836 ft²

77.6 m²

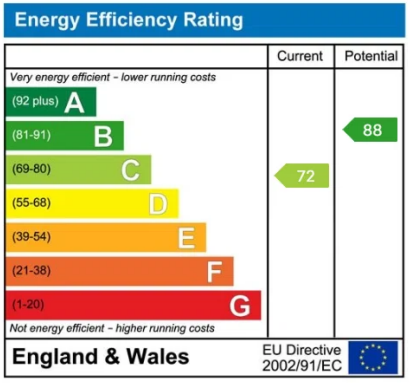
(1) Excluding balconies and terraces

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 out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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