

Beach Green, Shoreham by Sea

Offers Over **£400,000**

Jacobs | Steel









Property Type: Ground Floor Flat

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

Council Tax Band: B

- Three Bedrooms
- Ground Floor Garden Flat
- South Facing Main Bedroom
- Open Plan Kitchen/Dining Room
- Front And Rear Gardens
- Spacious Lounge
- Close To Ferry Road, Shoreham Footbridge and Beach Access
- Modern Fitted Shower Room
- Share Of Freehold

We are delighted to offer for sale this spacious three bedroom ground floor garden flat within this detached block situated in a popular Shoreham Beach location with easy access to Ferry Road.

Ideally situated within quarter of a mile of the footbridge over the River Adur to the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. Local shops in Ferry Road are within a few minutes walking distance, as is access to the foreshore.





COVERED PORCH Obscured glass pvcu double glazed window through to:-

OPEN PLAN ENTRANCE HALL South/East, South/West & North/East aspect. Comprising two pvcu double glazed windows, obscure glass pvcu double glazed window, vinyl flooring, ceiling light fitting, opening through to:-

OPEN PLAN LOUNGE Comprising vinyl tiled flooring, ceiling light fitting, built in storage cupboard.

BEDROOM ONE South/East aspect. Comprising pvcu double glazed window, wall mounted slimline electric heater, vinyl tiled flooring, ceiling light fitting.

BEDROOM TWO South/East aspect. Comprising pvcu double glazed window, wall mounted slimline electric heater, vinyl tiled flooring, two built in wardrobe cupboards with hanging rail having further storage cupboards over, ceiling light fitting.

KITCHEN/BREAKFAST ROOM North/West aspect. Comprising pvcu double glazed windows and pvcu double glazed french doors out to rear garden, range of fitted cupboards and drawers, roll edge laminate work surfaces, inset one and a half bowl stainless steel sink unit with mixer tap, breakfast bar with seating for two, electric hob with extractor fan over, fitted electric double oven, integrated wine cooler, wall mounted slimline electric heater, vinyl tiled flooring, two contemporary light fittings.

INTERNAL HALLWAY Comprising cupboard housing fusebox, fitted cupboard with space and plumbing for washing machine and dryer, vinyl flooring.

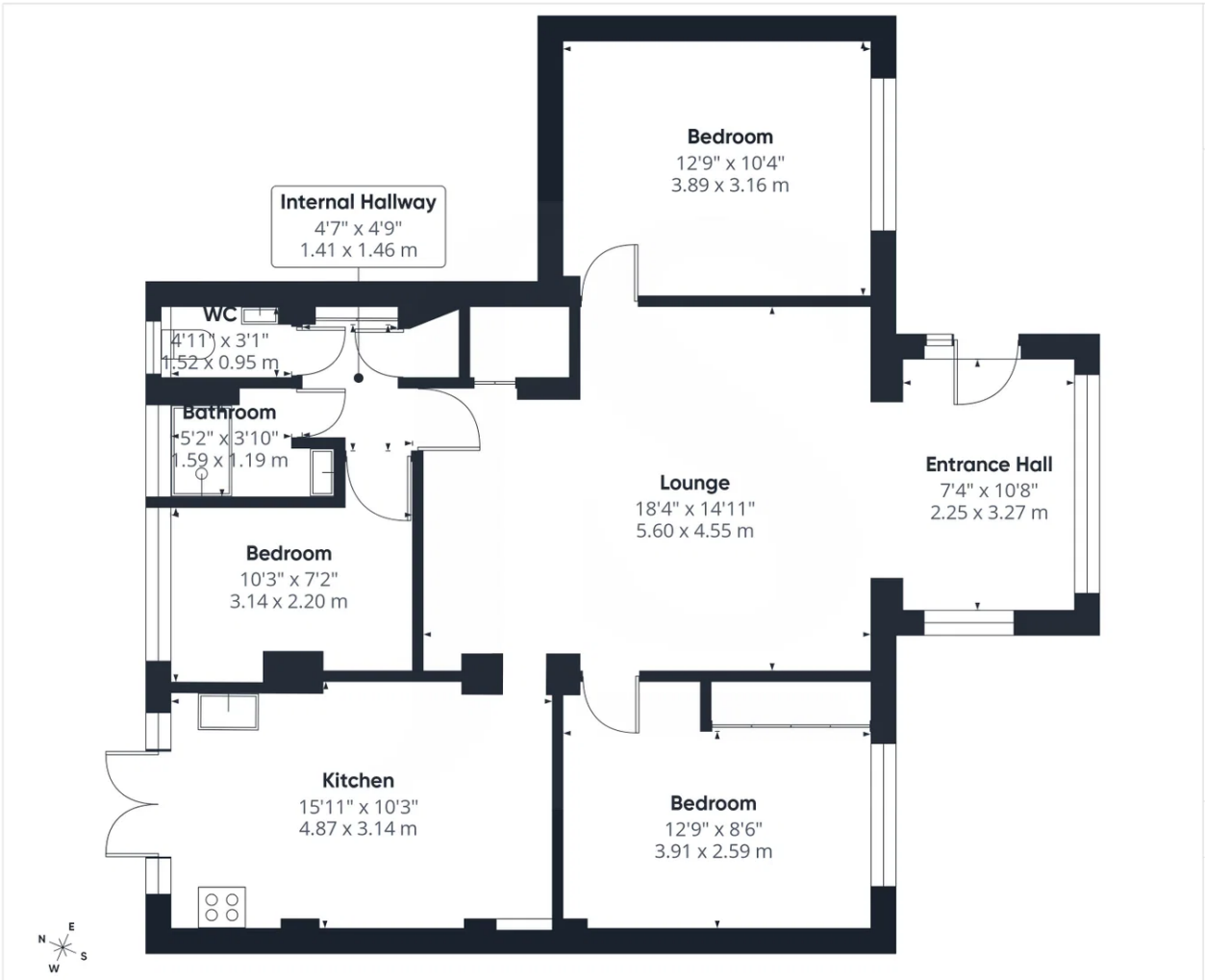
BEDROOM THREE North/West aspect. Comprising pvcu double glazed window, wall mounted slimline electric heater, vinyl flooring, ceiling light fitting.

SHOWER ROOM North/West aspect. Comprising obscure glass pvcu double glazed window, walk in shower cubicle with integrated shower with shower attachment, contemporary hand wash basin with storage shelf below, recessed shelving, wall mounted ladder style heated towel rail, fully tiled walls, vinyl flooring, ceiling mounted light fitting, extractor fan.

SEPARATE WC North/East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin, ladder style heated towel rail, single light fitting, vinyl flooring.

LARGE FRONT GARDEN Paved pathway leading to open porch, with paved patio area, lawned area leading to patio area, further lawned area leading to laid chip stone and further open porch area with artificial grass, various mature shrubs and bushes, dwarf wall enclosed.

REAR PATIO GARDEN Laid to artificial lawn area leading onto large paved patio with, gate to rear access.



Approximate total area(1)

929 ft²

86.3 m²

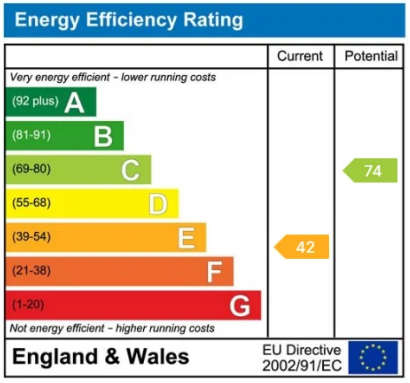
(1) Excluding balconies and terraces

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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