



Harbour Way, Shoreham by Sea
£350,000



Property Type: Terraced House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

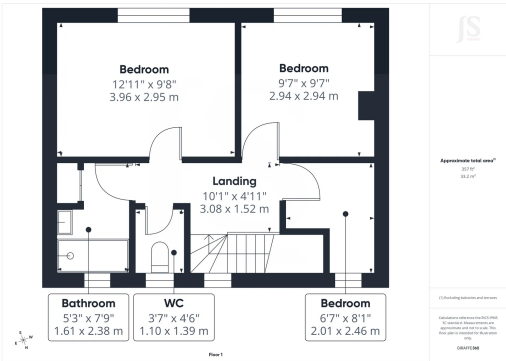
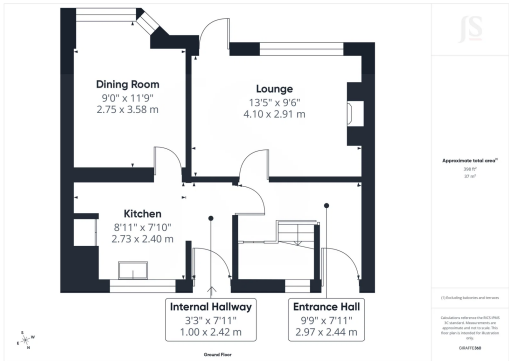
Tenure: Freehold

Council Tax Band: C

- No Ongoing Chain
- Off Road Parking
- South Facing Rear Garden
- Scope To Extend (Stnpc)
- Two Reception Rooms
- In Need Of Complete Modernisation
- Ideal Investment Opportunity
- Inspection Advised

We are delighted to offer for sale this three bedroom, two reception room mid terraced house situated within this desirable Shoreham Beach location.

Situated within 1/4 mile to the foreshore whilst local shops can be found in Ferry Road. There is a footbridge over the River Adur giving direct access to the centre of Shoreham with its more comprehensive shopping facilities, health centre, library and mainline railway station.





Pvcu double glazed front door through to:-

ENTRANCE HALL Comprising laminate flooring, further pvcu double glazed door to front.

SEPARATE LOUNGE South aspect. Comprising pvcu double glazed window, pvcu double glazed door leading out to rear garden, working fireplace.

OPEN PLAN KITCHEN North aspect. Comprising pvcu double glazed window, stainless steel single drainer sink unit, roll edge laminate work surface, part tiled splash back, space for fridge/freezer, space for oven/cooker. Larder cupboard with window, shelving and housing wall mounted electric meter. Part tiled walls.

SEPARATE DINING ROOM South aspect. Comprising pvcu double glazed bay window, window seat with storage under.

FIRST FLOOR LANDING Comprising two pvcu double glazed windows, loft hatch access.

SEPARATE WC North aspect. Comprising obscure glass pvcu double glazed window, low flush wc.

BEDROOM ONE South aspect. Comprising pvcu double glazed window.

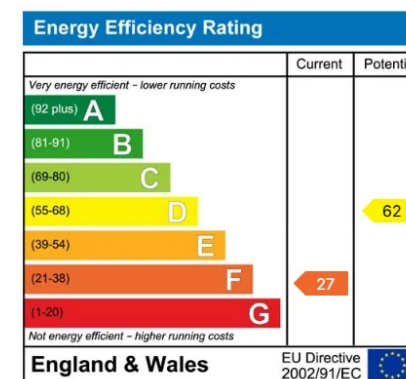
BEDROOM TWO South aspect. Comprising pvcu double glazed window.

BEDROOM THREE North aspect. Comprising pvcu double glazed window.

SHOWER ROOM North aspect. Comprising obscure glass pvcu double glazed window, integrated shower fitted folding wall mounted seat and grab rail, hand wash basin with vanity unit below, part tiled walls, airing cupboard housing factory lagged hot water tank and slatted shelving, wall mounted heated towel rail.

FRONT GARDEN Large block paved area affording off road parking for approximately two vehicles, leading onto raised paved area having various shrub and plant borders. Brick built coal bunkers.

SOUTH FACING REAR GARDEN Being majority paved with raised flower beds, having various shrub, tree and plant borders, two timber built sheds, wall and fence enclosed.



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 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.