



The Lynchetts, Shoreham by Sea

Guide Price **£325,000**



Property Type: Terraced House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Two Double Bedrooms
- Mid Terrace House
- Open Plan Lounge/Dining Room
- Kitchen/Breakfast Room
- Fitted Bathroom
- West Facing Rear Garden
- Garage In Nearby Compound
- No Onward Chain

We are delighted to offer for sale this spacious two double bedroom mid terrace house benefitting from garage in nearby compound and no onward chain.

Conveniently situated on elevated ground on the popular Buckingham Farm development within one mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. The seafront and South Downs are both easily accessible, as is the A27 east/west route to Brighton, Worthing, and beyond.





Obscured glass pvcu double glazed front door leading through to :-

ENCLOSED STORM PORCH South aspect. Comprising pvcu double glazed window and obscured glass pvcu double glazed window, laminate flooring, fitted storage cupboard housing the gas meter, electricity meter and fuse box. Wooden door leading through to:-

OPEN PLAN LOUNGE/DINING ROOM East aspect. Comprising pvcu double glazed windows with views over The Lynchetts, two radiators with attractive wooden covers, feature fireplace incorporating an electric fire having attractive wooden surround and tiled hearth. Picture rail, laminate flooring, two light fittings, stairs rising to the First floor. Door leading through to:

FITTED KITCHEN/BREAKFAST AREA West aspect. Comprising vinyl flooring, pvcu double-glazed window and an obscure glass pvcu double glazed door leading out onto the rear garden, laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring electric hob with oven below and extractor hood over, inset composite sink unit with mixer tap, radiator, single light fitting. Space and provision for a fridge/freezer and washing machine.

FIRST FLOOR LANDING Comprising loft hatch access, single light fitting and useful storage cupboard housing the Glow-worm combination boiler.

BEDROOM ONE East aspect. Comprising pvcu double glazed window with attractive distant rooftop views. Range of fitted wardrobes providing hanging rails and shelving. Radiator, carpeted flooring and single light fitting with three spotlights.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, radiator, fitted over stairs storage cupboard with hanging rails and shelving, carpeted flooring, single light fitting.

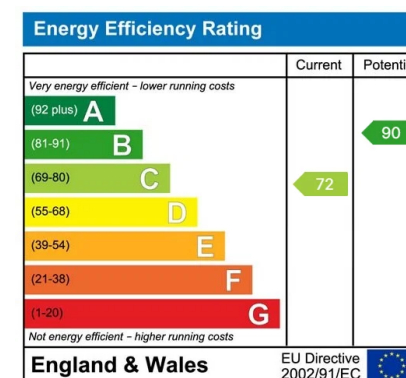
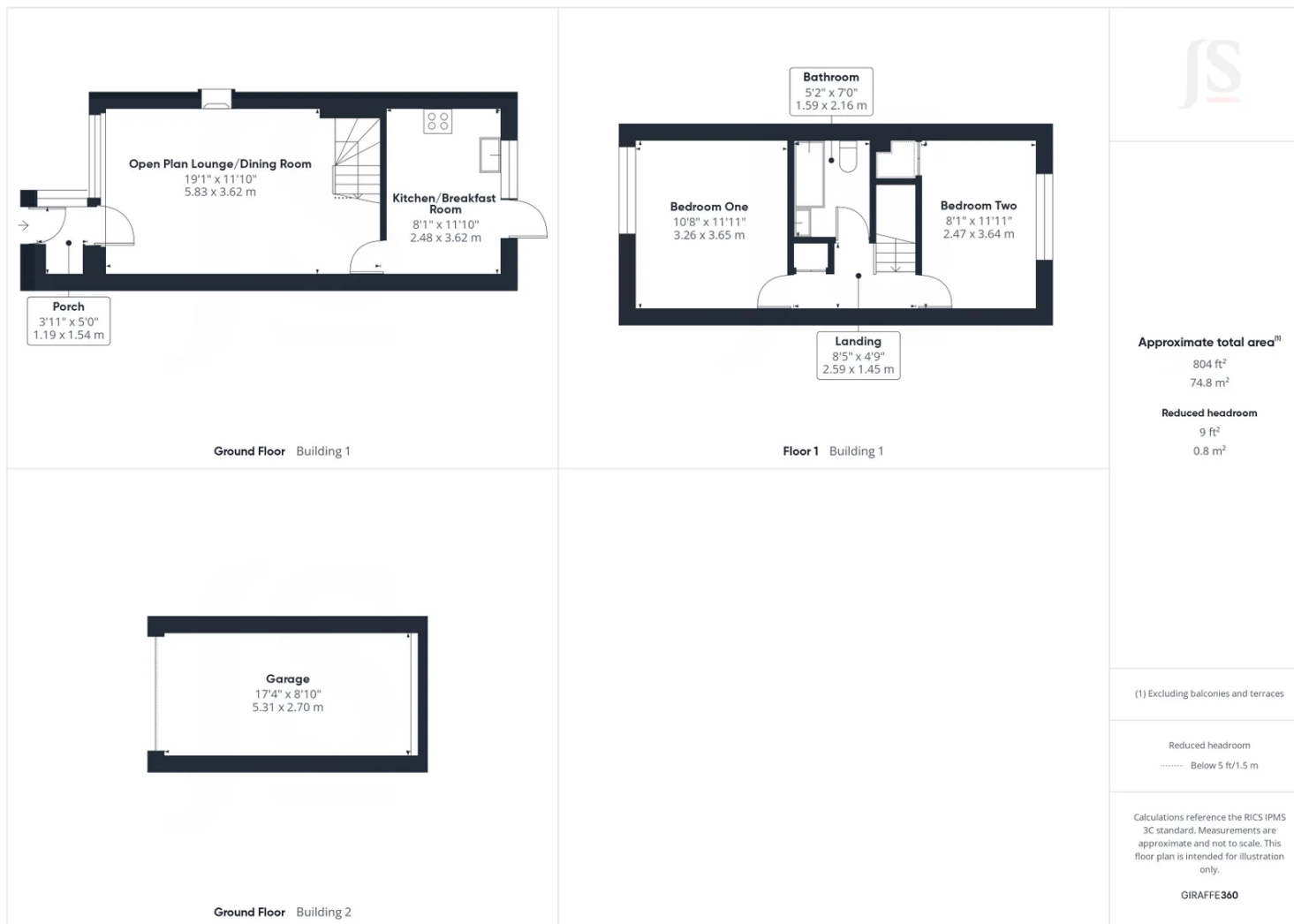
FITTED BATHROOM Comprising panel enclosed bath with integrated shower attachment over, low-flush wc, hand wash basin with mixer tap and vanity unit below, radiator, part-tiled walls, vinyl flooring, single light fitting, extractor fan.

FRONT GARDEN Mainly laid to lawn with a paved pathway leading to the front door.

REAR GARDEN Stepping out onto a patio area with steps leading up to a large lawned area, being fence enclosed. Outside tap. Rear gate providing access down to the garage compound and back to the road.

GARAGE In nearby compound, with up and over door.





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.