

The Martlets, Shoreham By Sea

Offers Over **£425,000**

Jacobs | Steel









Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Three Bedroom Semi Detached House
- Open Plan Lounge / Dining Room
- Modern Family Bathroom
- Separate Kitchen
- Garage
- Close To Town Centre
- West Facing Lounge
- Cul-De-Sac Location
- Vendor Suited

We are delighted to offer for sale this three bedroom semi detached family home situated in this popular cul-de-sac location in close proximity to Shoreham centre.

Conveniently situated within a short walk of Shoreham mainline railway station and the Town Centre with its comprehensive shopping facilities, health centre and library. There is a footbridge at the end of East Street over the River Adur to Shoreham Beach, and pleasant walks and rides can be found nearby over the South Downs or up the Adur Valley. The location offers good accessibility to local primary schools whilst also being in the catchment area for outstanding Ofsted rated Shoreham Academy. A foot and cycle path to Eastern Avenue is at the end of Nicolson drive for easy access to a local Tesco Express.





Pvcu private front door through to:-

ENTRANCE HALL Comprising radiator, laminate flooring, single light fitting, stairs to first floor landing.

DUAL ASPECT OPEN PLAN LOUNGE / DINING ROOM
LOUNGE: West aspect. Comprising pvcu double glazed bay window, laminate flooring, recessed spotlights, understairs storage cupboard, radiator.

DINING AREA: East aspect. Comprising pvcu double glazed window, pvcu double glazed door leading out onto rear garden, radiator, laminate flooring, recessed spotlights.

FITTED KITCHEN East aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset single drainer sink unit with mixer tap, space and provision for appliances include dishwasher, washing machine, fridge/freezer and oven/cooker. Integrated extractor fan, part tiled splash backs, laminate flooring, recessed spotlights

FIRST FLOOR LANDING Comprising single light fitting, loft hatch access with pull down ladder, storage cupboard with slatted shelving, carpeted flooring.

MODERN FITTED BATHROOM East aspect. Comprising two obscure pvcu double glazed window, panel enclosed bath with integrated shower and shower attachment over having fully tiled walls, wall mounted heated towel rail, low flush wc, hand wash basin with vanity unit below, part tiled splash backs, recessed spotlights, tiled flooring.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, built in cupboard with hanging rail and cupboard over, carpeted flooring, single light fitting.

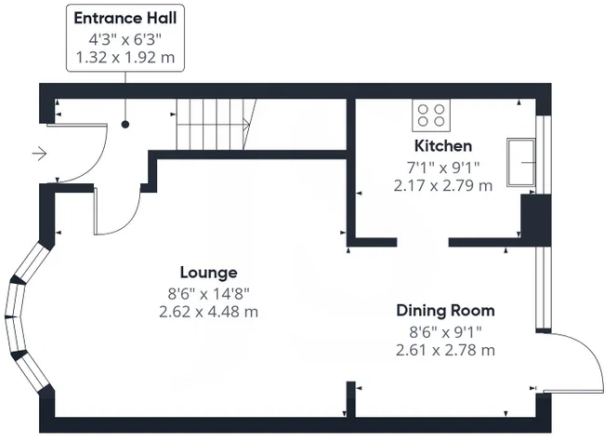
BEDROOM ONE West aspect. Comprising pvcu double glazed window with fitted shutters, built in cupboard with hanging rail and cupboard over, carpeted flooring, radiator.

BEDROOM THREE West aspect. Comprising pvcu double glazed window with fitted shutters, built in cupboard with hanging rail, radiator, carpeted flooring, single light fitting.

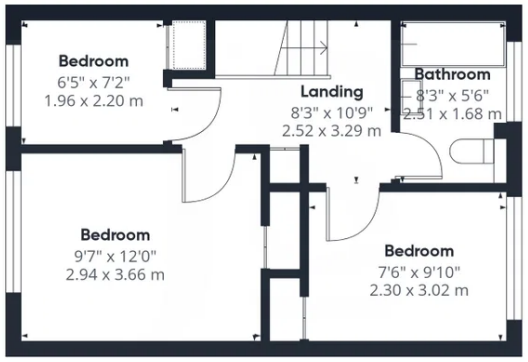
FRONT GARDEN Paved pathway to front door, large lawned area.

REAR GARDEN Stepping out onto large block paved area leading to large lawned area, housing timber built storage shed, outside tap, side access, benefitting from being fence enclosed. Door to garage.

BRICK BUILT GARAGE IN NEARBY COMPOUND With up and over door.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

868 ft²

80.7 m²

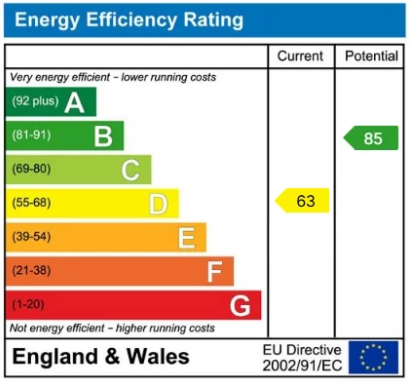
(1) Excluding balconies and terraces

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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