



Mansell Road, Shoreham by Sea
£475,000



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: B

- Three Double Bedrooms
- Semi Detached Family Home
- West Facing Lounge
- Open Plan Kitchen/Dining Room
- Contemporary Kitchen
- Family Bathroom
- Dual Aspect Main Bedroom With Ensuite
- Off Road Parking
- Sun Trap Rear Garden
- Good School Catchment Area

We are delighted to offer for sale this spacious and extended three double bedroom semi detached family home in this popular residential area.

Situated in this pleasant residential location on level ground approximately one mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. The Holmbush Centre and Kingston Beach are both easily accessible, whilst Brighton and Worthing are to the east and west respectively.





Obscure pvcu composite front door through to:

SPACIOUS ENTRANCE HALL West aspect. Comprising obscure pvcu double glazed window, contemporary wall mounted radiator, herringbone flooring, understairs storage cupboard, recessed lighting.

SPACIOUS LOUNGE West aspect. Comprising pvcu double glazed window, carpeted flooring, recessed lighting, feature log burner with tiled hearth, surround sound speaker system, contemporary wall mounted radiator.

OPEN PLAN MODERN FITTED KITCHEN / DINING ROOM East aspect.

Kitchen area: Laminate worksurfaces with cupboards below and matching eye level cupboards, inset induction hob with extractor fan over, tiled splashbacks, inset twin double oven, space and provision for appliances include fridge/freezer, washing machine, tumble dryer. Contemporary wall mounted radiator, herringbone flooring, opening up onto:-

Dining Room: Pvcu double glazed bifolding doors leading out onto rear garden, recessed lighting, two skylights, herringbone flooring, contemporary wall mounted radiator, open kitchen hatch.

FIRST FLOOR LANDING Recessed lighting, carpeted flooring, stairs to second floor landing.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, radiator, recessed lighting, fitted wardrobes with hanging rails and shelving, loft hatch access to eaves storage.

BEDROOM THREE East aspect. Comprising pvcu double glazed window, contemporary wall mounted radiator, laminate flooring, recessed lighting, fitted cupboard, open storage with shelving.

FAMILY BATHROOM East aspect. Comprising obscure pvcu double glazed window, tiled flooring, low flush wc, pedestal hand wash basin, tiled walls, ladder style heated towel rail, panel enclosed bath with integrated shower attachment over, recessed lighting, extractor fan.

SECOND FLOOR LANDING Velux window, recessed lighting, carpeted flooring.

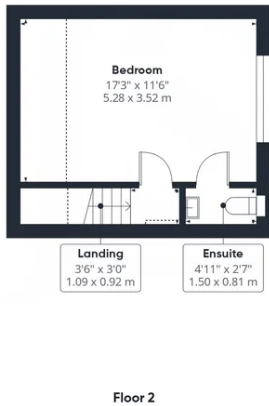
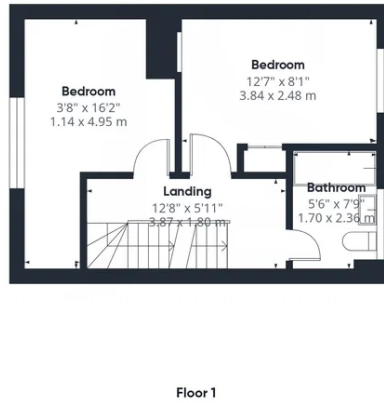
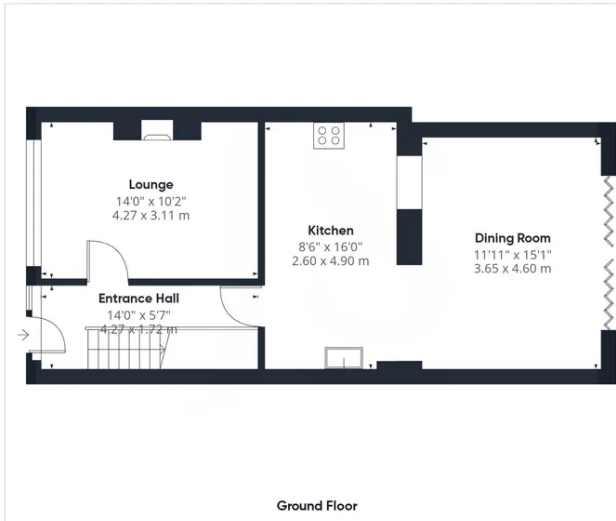
DUAL ASPECT BEDROOM ONE East and West aspect. Comprising pvcu double glazed window, contemporary wall mounted radiator, carpeted flooring, fitted wardrobes with hanging rails and shelving, door through to:

ENSUITE Comprising fully tiled walls, low flush wc, hand wash basin with mixer tap, extractor fan.

FEATURE REAR GARDEN Tiled patio area with steps up onto large lawned area with raised sleep beds, having various shrub and plant borders leading to raised decked area with seating and storage benefitting from being fence enclosed. Outside power points, outside tap, two wall mounted lights, gate through to side access.

FRONT GARDEN Block paved affording off-road parking for multiple vehicles.





Approximate total area⁽¹⁾
1094 ft²
101.6 m²

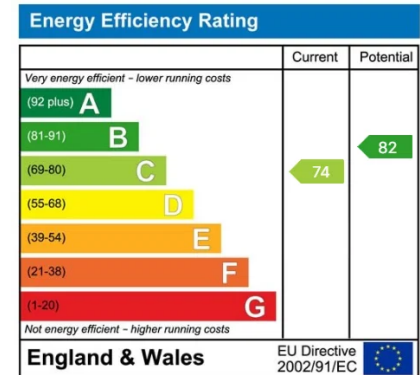
Reduced headroom
39 ft²
3.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 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.