



Corbyn Crescent, Shoreham-By-Sea, BN43 6PQ

welcome to

Corbyn Crescent, Shoreham-By-Sea

A well-presented three-bedroom family home, offering well-proportioned accommodation complemented by a private rear garden.



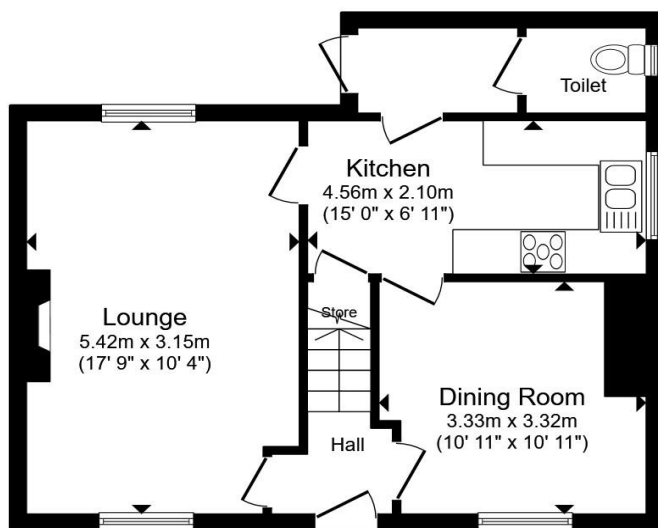
Upon entering the property, you are welcomed by an inviting entrance hall, leading through to a spacious lounge with a feature fireplace. The accommodation continues into a separate dining room, providing an ideal setting for family meals and entertaining, while the well-presented kitchen offers a practical range of wall and base units, together with access towards the rear of the property. There is also a useful porch and downstairs toilet at the rear of the kitchen.

Upstairs, the accommodation comprises three well-proportioned bedrooms, together with a family bathroom fitted with a three-piece suite. The versatile layout lends itself perfectly to a variety of needs, whether for families, couples or those requiring space to work from home.

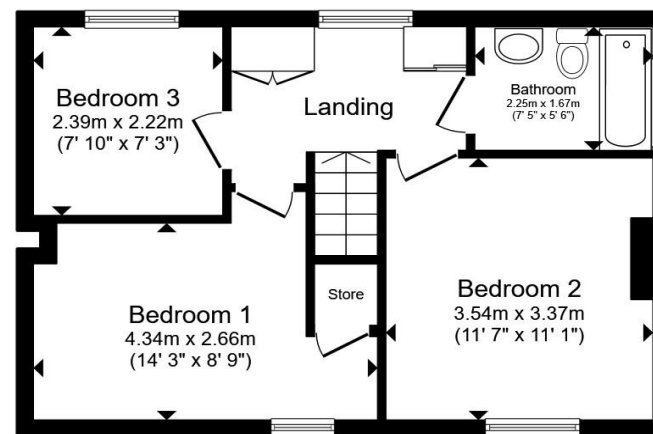
Outside, the property enjoys a private south-facing rear garden, featuring both lawn and patio areas and providing an ideal space for relaxing, entertaining and enjoying the warmer months. To the front, the property benefits from an attractive frontage with a large, paved area and dropped curb, which may offer potential to create off-road parking, subject to the necessary consents and approvals.

An internal viewing is highly recommended to fully appreciate the space, presentation and accommodation this delightful family home has to offer.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



Ground Floor



First Floor

Total floor area 87.3 m² (940 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to Corbyn Crescent, Shoreham-By-Sea

- Three Bedrooms
- Spacious Lounge
- Separate Dining Room
- Family Bathroom
- Private Rear Garden
- Potential to create off-road parking, with a dropped curb already in place. Subject to the necessary consents and approvals

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of
£400,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SHM105720



Property Ref:
SHM105720 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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