



## Anchor Close, Shoreham by Sea

Offers Over **£400,000**





**Property Type:** Terraced House

**Bedrooms:** 2

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

- Modern Open Plan Spacious Kitchen
- Impressive Open Plan Conservatory
- West Facing Rear Garden
- Spacious Lounge
- Off Road Parking
- Ensuite Shower Room To Master Bedroom
- River And Foreshore Within A Short Walk
- Popular Residential Location

We are delighted to offer for sale this modern two bedroom mid terrace house situated within this popular location



Conveniently situated in the popular Shoreham Beach area, directly overlooking the River Adur and within walking distance to the Foreshore. Local shops are situated approximately 1/2 mile away in Ferry Road whilst there is a footbridge over the River to the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station.





**EXPOSED PORCH** Front door thorough to:-

**ENTRANCE HALL** Comprising laminate flooring, radiator with attractive wood surround, opening to:-

**SPACIOUS LOUNGE** East aspect. Comprising leaded light pvcu double glazed window, radiator, laminate flooring, two radiators, two wall mounted lights, opening to :-

**MODERN OPEN PLAN SPACIOUS KITCHEN** Comprising laminate work surfaces with cupboards below with matching eye level cupboards, inset four ring electric hob with extractor fan over, inset single drainer sink unit with mixer tap, integrated appliances include cooler, washing machine, dishwasher and twin oven. Wall mounted contemporary ladder style radiator, understairs storage cupboard housing electric meter.

**MODERN CONSERVATORY** Comprising pvcu double glazed windows, pvcu double glazed bifolding door leading out onto rear garden, laminate flooring, wall mounted light.

**FIRST FLOOR LANDING** Comprising loft hatch access with pull down ladder, being boarded and having power and lighting. Airing cupboard with slatted shelving.

**BEDROOM ONE** East aspect. Comprising leaded light pvcu double glazed window, radiator, built in wardrobe with hanging rail and shelving, sunken spotlights, door to:-

**ENSUITE SHOWER ROOM** East aspect. Comprising obscure glass leaded light pvcu double glazed window, radiator, low flush wc, pedestal hand wash basin, sunken spotlight, extractor fan, shower cubicle having an integrated shower, lvt flooring.

**BEDROOM TWO** West aspect. Comprising pvcu double glazed window, radiator, built in wardrobe with hanging rail and shelving.

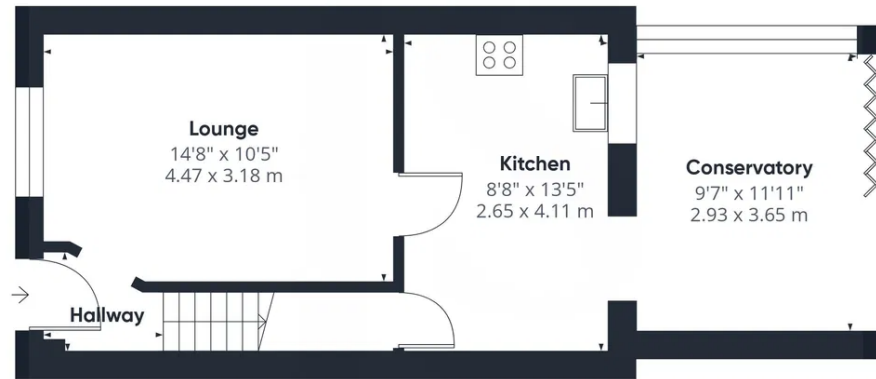
**BATHROOM** West aspect. Comprising obscure glass pvcu double glazed window, low flush wc, pedestal hand wash basin, panel enclosed bath with integrated shower over, part tiled walls, lvt flooring, radiator.

**FRONT GARDEN** Tarmacked area affording off street parking for one vehicle, large block paved area.

**WEST FACING REAR GARDEN** Large block paved area leading onto artificial grass, outside tap, gate to rear access.







Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
714 ft<sup>2</sup>  
66.4 m<sup>2</sup>

(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 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.