



## Corbyn Crescent, Shoreham By Sea

Guide Price **£525,000**



**Property Type:** Semi Detached House

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** B

- Cul-de-sac Location
- Studio Room With Power And Lighting
- Off Road Parking
- Sun Trap Rear Garden
- Vaulted Ceiling And Ensuite Shower Room To Master Bedroom
- Two Reception Rooms
- Good School Catchment Area
- Situated On Level Ground
- Two Storey Extension
- Within Walking Distance Of Shoreham Town Centre & Station

We are delighted to offer for sale this well presented and well extended four bedroom, two bathroom, semi detached house with off road parking, situated within this popular residential location.

Conveniently situated on level ground approximately 1/2 mile from the centre of Shoreham, with its comprehensive shopping facilities, health centre, library and mainline railway station. Pleasant Downland walks are close at hand, whilst the foreshore can be reached over the footbridge over the River Adur.





**EXPOSED PORCH** Pvcu double glazed door through to:-

**ENTRANCE HALL** Comprising Amtico flooring, coving, cupboard housing wall mounted electric meter.

**DOUBLE ASPECT OPEN PLAN KITCHEN/DINING ROOM** South/East and North/West aspect. Comprising three pvcu double glazed windows with fitted blinds, school radiator, Amtico flooring, sunken spotlights. Range of laminate work surfaces with cupboards below, matching eye level cupboards, space for Range cooker with extractor fan over, inset stainless steel single drainer sink unit with mixer tap, matching integrated appliances include dishwasher, washing machine. Cupboard housing Ideal combination boiler. Island with laminate work surface and breakfast bar with seating for five and cupboards below. Understairs storage cupboard, space for American style fridge freezer, double glazed aluminum framed bi-folding doors, contemporary ladder style wall mounted radiator. Opening to:-

**SPACIOUS DOUBLE ASPECT OPEN PLAN LOUNGE** South/East and /North West aspect. Comprising pvcu double glazed window with fitted blind, pvcu double glazed double doors leading out onto sun trap rear garden, wall mounted contemporary radiator, sunken spotlights, coving, recessed shelving with cupboards under, feature fireplace with oak mantelpiece and slate hearth having integrated wood burner, coving, Amtico flooring.

**FIRST FLOOR SPACIOUS LANDING** Comprising Amtico flooring, loft hatch access.

**ENSUITE BEDROOM ONE** North/West aspect - benefitting from distant Downland and roof top views. Having vaulted ceiling, comprising pvcu double glazed window, wall mounted school radiator, feature exposed beams, cupboard with shelving, slide door through to:-

**ENSUITE SHOWER ROOM** Comprising shower cubicle being fully tiled having integrated shower with shower attachment, recessed shelving, two wall mounted lights, part tiled walls, hand wash basin with vanity unit below, low flush wc, pvcu double glazed velux window, Amtico flooring.

**BEDROOM TWO** South/East aspect. Comprising pvcu double glazed window with fitted blind, radiator, laminate flooring, coving.

**BEDROOM THREE** South/East aspect. Comprising pvcu double glazed window with fitted blind, radiator, laminate flooring, sunken spotlights, coving, over stairs storage cupboard with hanging rail and shelving.

**BEDROOM FOUR** North/West aspect. Benefitting from distant Downland and roof top views. North/West aspect. Comprising pvcu double glazed window, radiator, laminate flooring, sunken spotlights, coving.

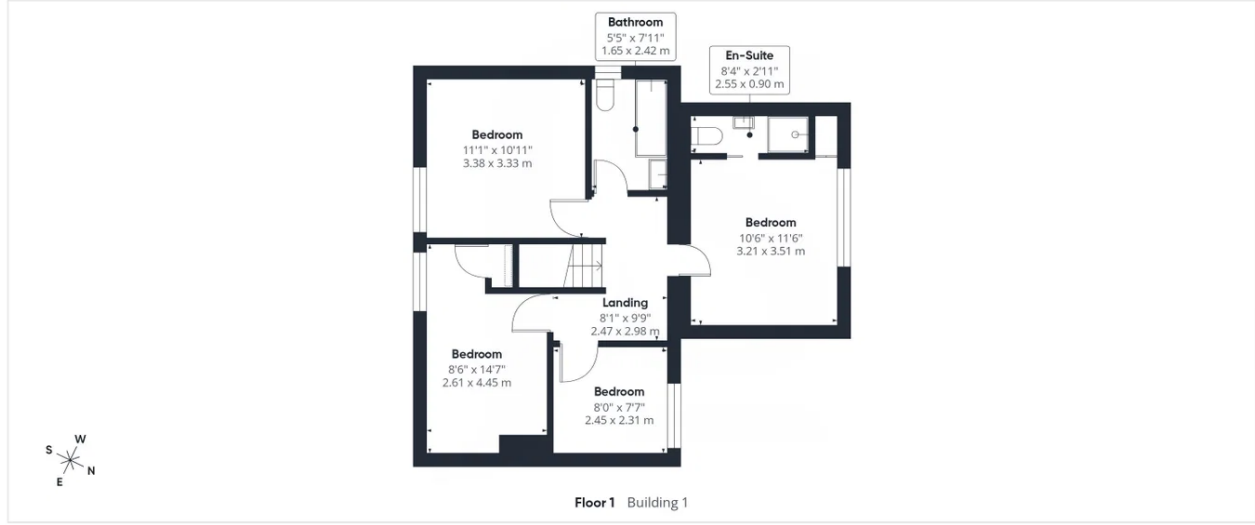
**FAMILY BATHROOM** South/West aspect. Comprising obscure glass pvcu double glazed window with fitted roller blind, panel enclosed bath having wall mounted electric Triton shower over, low flush wc, contemporary hand wash basin with vanity unit below, radiator, tiled flooring, sunken spotlights, fully tiled walls, extractor fan.

**FRONT GARDEN** Large block paved area affording off road parking for approximately three vehicles, two wall mounted lights, fitted shutter blinds, gate to side access.

**SUN TRAP REAR GARDEN** Large laid Indian sandstone area with raised flower beds leading onto large lawned area having various shrub and plant borders, external power points, cat flat, three external wall mounted lights, timber built shed.

**GARDEN STUDIO ROOM** Comprising pvcu double glazed doors and windows, laminate flooring, benefitting from power and lighting with sunken spotlights, also being sound proofed and fully insulated.



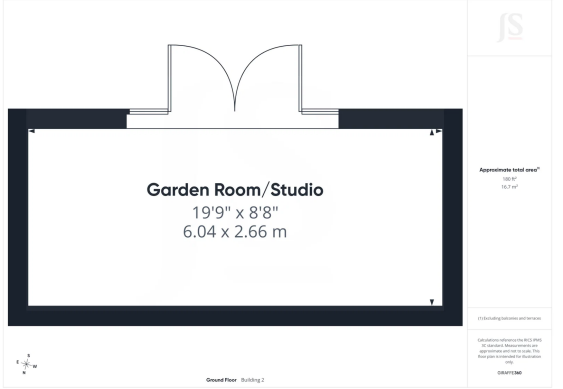


Approximate total area<sup>(1)</sup>  
1150 ft<sup>2</sup>  
106.7 m<sup>2</sup>

(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.

