



Corbyn Crescent, Shoreham by Sea
Offers Over £475,000



Property Type: End of Terrace House

Bedrooms: 5

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: B

- No Onward Chain
- Detached Studio/Annexe
- Five Bedrooms
- Two Bathrooms
- Utility Room
- Kitchen/Breakfast Room
- Sun Trap Garden
- Spacious Lounge
- Versatile Living Accommodation
- Town Centre Location

We are delighted to offer for sale this well presented and extended five bedroom semi detached family home benefitting from a detached annexe/studio.

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.





Stained obscure glass pvcu double glazed door through to:-
ENTRANCE HALL Comprising laminate flooring, single light fitting.

NEWLY FITTED OPEN PLAN KITCHEN/DINER South/West aspect. Comprising pvcu double glazed window, laminate flooring, recessed lighting, square edge laminate work surfaces with cupboards and drawers below, matching eye level cupboards, inset four ring electric hob with oven below and extractor fan over, inset single drainer sink unit with contemporary mixer tap, tiled splashbacks, space and provision for dishwasher, space for American style fridge/freezer, understairs storage cupboard.

UTILITY ROOM North/East aspect. Comprising pvcu double glazed window, laminate worksurface with cupboard below, space and provision for washing machine and tumble dryer, tiled flooring, radiator, recessed lighting, loft hatch access, pvcu double glazed door out onto feature rear garden, further door opening onto:-

GROUND FLOOR SHOWER ROOM South/East aspect. Comprising obscured glass pvcu double glazed window, tiled flooring, vanity unit with inset hand wash basin and storage below and low flush hidden cistern wc, walk in shower area with integrated shower over benefitting from fully tiled walls, recessed lighting, extractor fan.

DUAL ASPECT LOUNGE South/West and North/East aspect. Comprising pvcu double glazed window, pvcu double glazed doors out onto side access, wooden flooring, recessed lighting.

GROUND FLOOR BEDROOM FOUR South/West aspect. Comprising pvcu double glazed window, radiator, laminate flooring, single light fitting.

GROUND FLOOR BEDROOM THREE North/East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

FIRST FLOOR LANDING North/East aspect. Comprising pvcu double glazed window, carpeted flooring, single light fitting, loft hatch access, storage cupboard and further cupboard housing wall mounted combination boiler, wall mounted heating control panel.

MASTER BEDROOM ONE South/West aspect. Comprising pvcu double glazed window, radiator, built in wardrobe space with hanging rails and shelving, carpeted flooring, recessed lighting.

BEDROOM TWO South/West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, recessed lighting, overstairs storage cupboard with hanging rail and shelving.

BEDROOM FIVE North/East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

FAMILY BATHROOM South/East aspect. Comprising obscured glass pvcu double glazed window, low flush wc, pedestal hand wash basin with vanity unit above, panel enclosed bath with integrated shower attachment over, recessed lighting, extractor fan, fully tiled walls, tiled flooring, heated towel rail.

SUN TRAP SOUTH/WEST FRONT GARDEN Mainly laid to lawn with raised decked area, external power points, covered side access through to rear garden.

REAR GARDEN Large paved area onto artificial lawn area leading onto raised decked area.

DETACHED SELF CONTAINED STUDIO South/West aspect. Comprising pvcu double glazed windows, laminate flooring, solid wood worksurfaces with cupboards below and matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, various power points, recessed lighting, private access door from Adur Drive, internal door through to:-

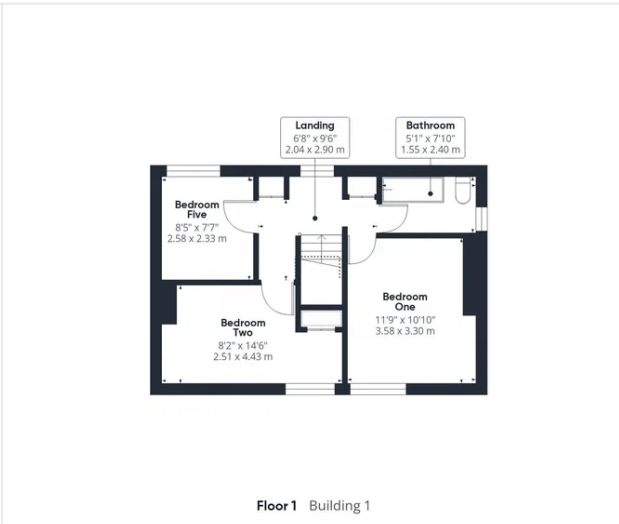
WC Comprising low flush wc and potential space for shower area.

USEFUL STORAGE CUPBOARD Benefitting from power and lighting, shelving.

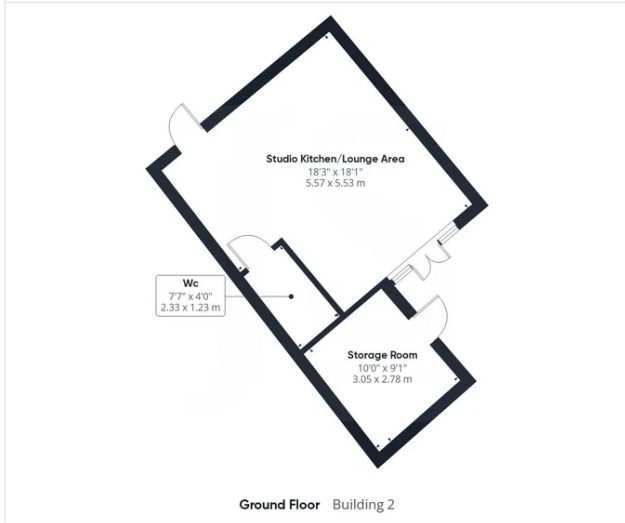




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area^m
1504 ft²
139.8 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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.