



**Old Shoreham Road, Shoreham by Sea**

Offers Over **£400,000**





**Property Type:** Terraced House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

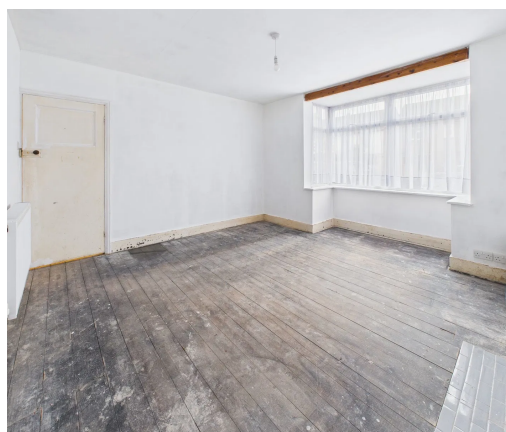
**Tenure:** Freehold

**Council Tax Band:** C

- Newly Fitted Modern Kitchen
- Newly Fitted Modern Bathroom
- Two Reception Rooms
- Good Size Rear Garden
- Workshop And Garage With Power & Lighting
- Walking Distance To Shoreham Town Centre
- Good School Catchment Area
- Vacant Property
- Close To Walks Along River Adur

We are delighted to offer for sale this newly refurbished three bedroom mid terraced house with no ongoing chain.

Situated in a popular location within walking distance of access to the River Adur and just over quarter of a mile of Shoreham High Street which has comprehensive shopping facilities along with various restaurants, pubs and bars along with a health centre, library and a mainline railway station with links direct to London Victoria, local schools are also within easy reach.







Composite pvcu double glazed front door through to:-

**SPACIOUS ENTRANCE HALL** Comprising radiator, understairs storage cupboard housing wall mounted electric meter.

**SPACIOUS LOUNGE** South/West aspect. Comprising pvcu double glazed bay window, radiator.

**SEPARATE OPEN PLAN DINING ROOM** North/East aspect. Comprising pvcu double glazed double doors leading out onto good size rear garden, radiator, feature fireplace having tiled inserts with attractive wood surround and tiled hearth, cupboard with slatted shelving and window. Opening through to:-

**NEWLY FITTED MODERN OPEN PLAN KITCHEN** North/East aspect. Comprising pvcu double glazed window, laminate work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl sink unit with mixer tap, space for range cooker with contemporary extractor fan over, matching cupboard housing newly installed wall mounted Ideal combination boiler, tiled flooring.

**FIRST FLOOR LANDING** Comprising loft hatch access with pull down ladder.

**BEDROOM ONE** South/West aspect benefitting from distant downland views. Comprising pvcu double glazed bay window, radiator, original feature fireplace.

**BEDROOM TWO** North/East aspect. Comprising pvcu double glazed window, radiator, fitted wardrobes with hanging rail and shelving.

**BEDROOM THREE** South/West aspect. Comprising pvcu double glazed window, radiator.

**MODERN NEWLY FITTED BATHROOM** North/East aspect. Comprising obscure glass pvcu double glazed window, contemporary hand wash basin with vanity unit below, low flush wc, panel enclosed bath having an integrated Mira shower over, extractor fan, sunken spotlights, wall mounted heated towel rail.

**FRONT GARDEN** Paved walkway having various shrub and plant borders, being dwarf wall enclosed. Wall mounted gas meter, outside tap.

**GOOD SIZE REAR GARDEN** Paved area onto large lawned area, external power points, external storage cupboard.

**WORKSHOP/GARAGE** Via rear access road. Comprising pvcu double glazed window, pvcu double glazed double doors, pitched roof, having up and over door.



