



The Curlews, Shoreham by Sea

Offers Over **£500,000**



Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Scope For Off Road Parking
- Two Storey Extension
- Garage With Motorised Up And Over Door
- Two Reception Rooms
- Ground Floor Cloakroom
- West Facing Rear Garden
- Kitchen/Breakfast Room
- No Ongoing Chain
- Walking Distance To Shoreham Town Centre
- Short Walk To Mainline Railway Station

We are delighted to offer for sale this spacious extended four bedroom end of terrace house positioned in this desirable Shoreham location with front and rear gardens and direct access to the garage.

Situated at the East end of Nicholson Drive with no through traffic, the property has a pleasant aspect facing onto an open green space. The property is approximately 1/2 mile from the centre of Shoreham with its comprehensive shopping facilities, restaurants, churches (Methodist, Baptist, Catholic & Cof E), health centre, library and mainline railway station with direct access to Brighton, London Gatwick, London Victoria, London Bridge and Bedford. The Holmbush Centre with M&S and Tesco superstores are also within a short drive.

The location offers good accessibility to local primary schools including Buckingham Park, St Nicolas & St Mary CofE and St Peter's Catholic whilst also being in the catchment area for outstanding Ofsted rated Shoreham Academy. Shoreham College and Lancing College can also be found a short drive away. A foot and cycle path to Eastern Avenue is at the end of The Curlews for easy access to these Primary schools and a local Tesco Express.

Hamfield Allotments can be directly accessed off the path to Eastern Avenue. Buckingham Park is a short walk away with children's playground, Tennis Courts, open playing fields and a café. Shoreham Beach can be reached by using the Adur Ferry Footbridge crossing over the River Adur. Shoreham Harbour Club, Sussex Yacht Club and Shoreham sailing Club can also be found close by. Pleasant walks over the South Downs National Park can be accessed via Mill Hill or Upper Kingston Lane.





Pvcu double glazed door through to:- **STORM PORCH** Comprising pvcu double glazed windows, tiled flooring, wall mounted light, pvcu double glazed front door through to:-

SPACIOUS ENTRANCE HALL East aspect. Comprising pvcu double glazed window with fitted roller blind, radiator, wall mounted heating control panel.

GROUND FLOOR CLOAKROOM East aspect. Larger than usual cloak room comprising obscured glass pvcu double glazed window, wall mounted heated towel rail, low flush wc, pedestal hand wash basin, fully tiled walls, tiled flooring, wall mount Glow Worm boiler.

SEPARATE LOUNGE East aspect. A bright room with pvcu double glazed bow fronted bay window, radiator, understairs storage cupboard, coving, feature fireplace having a granite insert and hearth with fitted coal effect electric fire. Door to Kitchen/Breakfast Room.

OPEN PLAN KITCHEN/BREAKFAST ROOM West aspect. Comprising two pvcu double glazed windows with fitted blinds, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, provision for washing machine, inset four ring Neff gas hob with extractor fan over, matching integrated oven and grill, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, part tiled splashbacks, radiator, space for fridge/freezer, coving. Pvcu double glazed door with fitted blind leading on to West facing rear garden.

LARGE SEPARATE DINING ROOM West aspect. Comprising pvcu double glazed sliding door leading out onto patio and West facing rear garden, radiator, coving, feature fireplace with electric fire. Door to Kitchen/Breakfast Room.

FIRST FLOOR LANDING Comprising loft hatch access.

LARGE DOUBLE ASPECT ENSUITE BEDROOM ONE South and West aspect. Comprising two pvcu double glazed windows, radiator, coving, built in wardrobes with hanging rail and shelving, door to:-

ENSUITE SHOWER ROOM East aspect. Comprising obscure glass pvcu double glazed window, shower cubicle being fully tiled having an integrated Mira shower, pedestal hand wash basin, low flush wc, fully tiled walls, two sunken spotlights.

BEDROOM TWO East aspect. Comprising two pvcu double glazed windows, radiator, fitted wardrobes with hanging rail and shelving, cupboard over stairs, coving.

BEDROOM THREE East aspect. Comprising pvcu double glazed window, radiator, coving, built in airing cupboard housing hot water tank with slatted shelving.

BEDROOM FOUR West aspect. Comprising pvcu double glazed window, radiator, coving.

MAIN BATHROOM West aspect. Comprising obscured glass pvcu double glazed window with fitted roller blind, panel enclosed bath having wall mounted Triton electric shower over, low flush wc, pedestal hand wash basin, radiator, fully tiled walls.

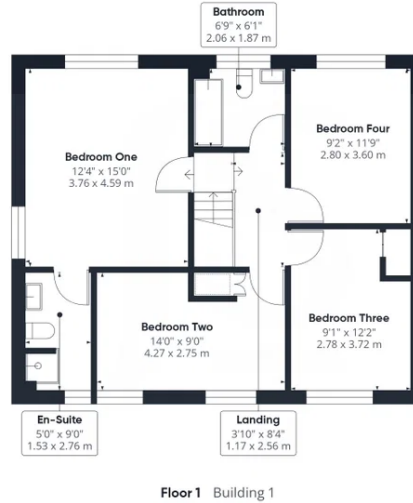
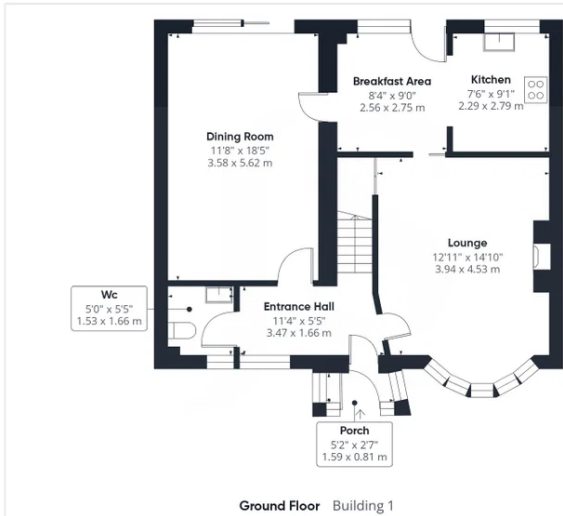
FRONT GARDEN Large lawned area having various mature shrub tree and plant borders.

WEST FACING REAR GARDEN Large lawned area onto large paved area, having various mature shrub and plant borders, further paved area with potential for off road parking for one vehicle/caravan. Outside tap, brick built barbecue, gate to side access, wall and fence enclosed.

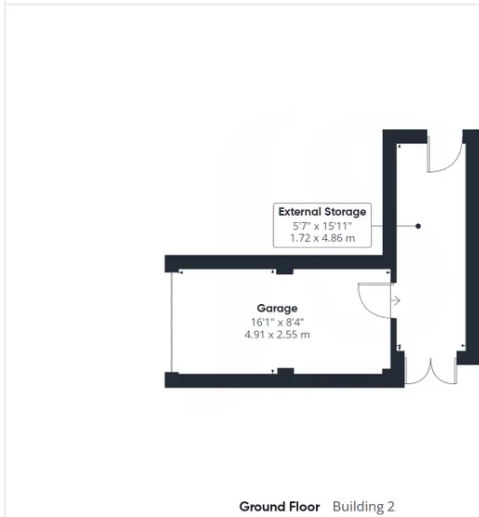
EXTERNAL STORAGE SPACE Having polycarbonate roof. Door to garage. Gate to rear access,

BRICK BUILT GARAGE Benefitting from motorised up and over door, having power and lighting.





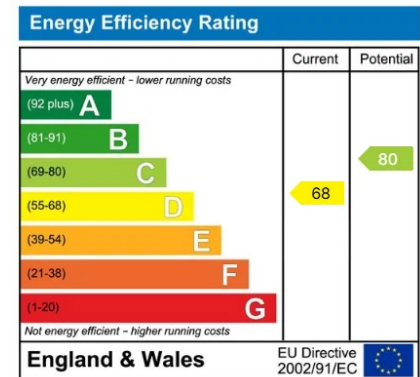
Approximate total area⁽¹⁾
1644 ft²
152.7 m²



(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.