



**Upper Shoreham Road, Shoreham by Sea**  
**Offers Over £475,000**



**Property Type:** Semi Detached House

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** C

- Three Double Bedrooms
- Ground Floor Shower Room
- South Facing Rear Garden
- Potential To Extend (Stnpc)
- Detached Garage
- Off Street Parking For Three/Four Vehicles
- Close To Local Shops
- On Level Ground
- Good School Catchment Area

We are delighted to offer for sale this spacious three bedroom semi detached house with a South facing rear garden, off street parking & detached garage.

Situated in this popular residential location within this good school catchment area. Local shops are located in Upper Shoreham Road whilst the Holmbush Shopping Centre is a short distance away. The centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station is just over 1 mile to the West.





Pvcu double glazed door leading into :-

**ENTRANCE HALL** East aspect. Comprising two obscure glass pvcu double glazed windows, radiator, single light fitting, under stairs storage cupboard, laminate flooring.

**LOUNGE** North aspect. Comprising pvcu double glazed windows with shutters, overlooking the front garden and having distant Downland views. Feature working fireplace with attractive tiled inserts and fitted gas fire, double radiator, single lighting, laminate flooring, doorway to stairs to first floor.

**OPEN PLAN KITCHEN** South aspect. Comprising obscure glass block partition, obscure glass pvcu double glazed window, roll edge laminate work surfaces with matching range of cupboards and drawers, inset one and a half bowl stainless steel sink unit with mixer tap, inset Zanussi gas Hob with Hoover oven with below and extractor fan over, space for under counter fridge and freezer, space and plumbing for washing machine and dryer, space and plumbing for dishwasher, storage cupboard with shelving. Part tiled walls, laminate flooring, ceiling light with directable spotlights, opening through to:-

**CONSERVATORY/DINING ROOM** East and South aspect. Comprising pvcu double glazed windows, pvcu double glazed french doors leading onto South facing garden. Wall mounted double radiator, laminate flooring, ceiling fan light.

**GROUND FLOOR SHOWER ROOM** East aspect. Comprising obscure glass pvcu double glazed window, tile enclosed shower cubicle with Mira88 shower, pedestal hand wash basin, low flush wc, single radiator, fully tiled walls, vinyl flooring, ceiling light with directable spotlights.

**FIRST FLOOR LANDING** East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, loft hatch access being insulated and fully boarded.

**BEDROOM ONE** South aspect. Comprising pvcu double glazed window, double radiator, single light fitting, built in wardrobes with hanging rail and shelving, laminate flooring.

**BEDROOM TWO** North aspect benefitting from distant Downland views. Comprising pvcu double glazed window, double radiator, two built in storage cupboards with hanging rail and shelving, single light fitting, laminate flooring.

**BEDROOM THREE** North aspect benefitting from distant Downland views. Comprising pvcu double glazed window, radiator, pendant light fitting, exposed floorboards.

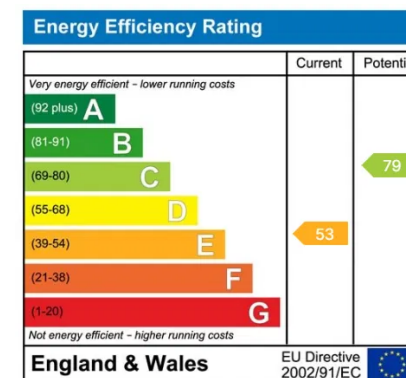
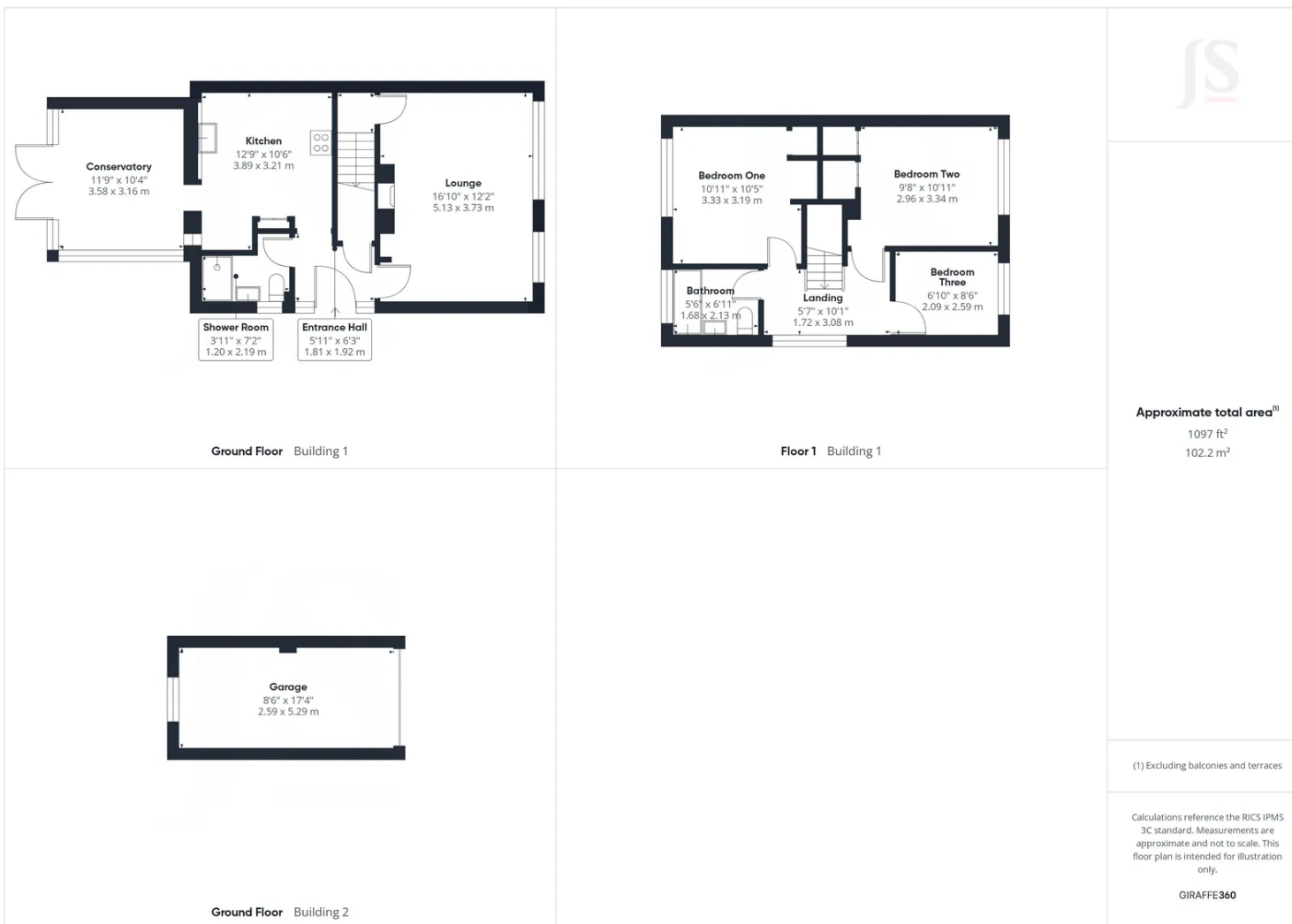
**FAMILY BATHROOM** South aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with Triton electric shower over, pedestal hand wash basin, low flush wc, chrome ladder style heated towel rail, fully tiled walls, vinyl flooring.

**FRONT GARDEN** Large lawned area being dwarf wall enclosed, private driveway leading to garage providing off street parking for approximately three/four vehicles.

**SOUTH FACING REAR GARDEN** Stepping out onto decked area leading onto lawned area with further decked area to the rear, various mature shrubs and plants, Olive tree, timber built summer house, gate to side access, fence enclosed, door to garage.

**DETACHED GARAGE** With up and over door, having power and lighting, window, door to rear garden.





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.