



Connaught Avenue, Shoreham by Sea
£475,000



Property Type: Terraced House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

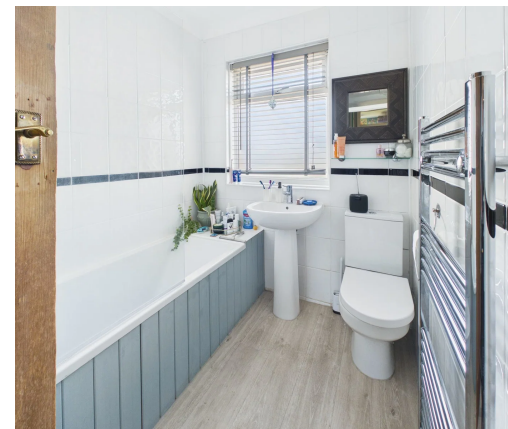
Tenure: Freehold

Council Tax Band: C

- Garage With Access To The Rear
- Kitchen/Breakfast Room
- Lounge Through Dining Room
- Car Stand
- Large South Facing Rear Garden
- Summer House With Power & Lighting
- Good School Catchment Area
- Situated On Level Ground

We are delighted to offer for sale this spacious three bedroom two reception room mid terraced house situated within this popular residential location being withing walking distance to Shoreham town centre.

Conveniently situated in a quiet location in popular Old Shoreham. The Town Centre, with its comprehensive shopping facilities, health centre, library and mainline railway station, is within easy reach, whilst pleasant walks and rides are easily accessible over the South Downs and along the River Adur. Shoreham Beach can be found within 1 mile to the South.





Pvcu double glazed composite front door through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, radiator, obscure glass pvcu double glazed window, dado rail, recessed understairs storage, coving.

GROUND FLOOR CLOAKROOM Comprising inset circular sink unit with mixer tap and vanity unit below, part tiled splash backs, recessed shelving, low flush wc, extractor fan, sunken spotlight.

L SHAPED OPEN PLAN LOUNGE/DINING AREA North/East & South/West aspect. Comprising pvcu double glazed bay window with fitted blinds, laminate flooring, two radiators, feature fireplace with marble hearth, coving, feature ceiling mounted light. Double doors through to:

MODERN FITTED KITCHEN/BREAKFAST ROOM South/West aspect. Comprising pvcu double glazed window with fitted shutter blinds, inset one and a half bowl sink unit with mixer tap, inset four ring Bosch gas hob with extractor fan over, matching integrated Bosch double oven, part tiled splash backs, provision for washing machine & dishwasher, wall mounted Alpha combination boiler, coving, sunken spotlights, laminate flooring, radiator with attractive wood surround, pvcu double glazed slide door with fitted shutter blinds leading out to feature rear garden.

FIRST FLOOR LANDING Comprising loft hatch access with drop down ladder also benefitting from lighting, storage cupboard with slatted shelving, coving, dado rail.

BEDROOM ONE North/East aspect. Comprising pvcu double glazed window, coving, two fitted wardrobes with hanging rail and shelving with further cupboards above, radiator, laminate flooring.

BEDROOM TWO South/West aspect. Comprising pvcu double glazed window, radiator, coving, laminate flooring, fitted wardrobe with hanging rail and slide door.

BEDROOM THREE North/East aspect. Comprising pvcu double glazed window with fitted roller blind, radiator.

MODERN BATHROOM South/West aspect. Comprising smoked glass pvcu double glazed window with fitted blind, panel enclosed bath with integrated shower over and shower attachment, pedestal hand wash basin, low flush wc, wall mounted heated towel rail, fully tiled walls, fitted storage cupboard with shelving, sunken spotlights.

FRONT GARDEN Paved walkway onto further paved area having various mature shrub, tree and plant borders, being dwarf wall enclosed.

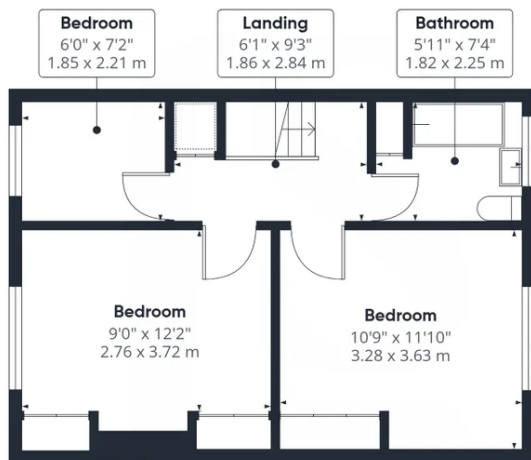
FEATURE SOUTH/WEST SUN TRAP REAR GAREN Large paved area onto large lawned area having various mature shrub, tree and plant borders, wall mounted light, sunken pond with rockery surround, raised decked area leading to Summer House which benefits from power and lighting, timber built shed, external power points, wall and fence enclosed.

DETACHED GARAGE Accessed via rear service road. Brick built with power and lighting, with up and over door, paved hardstanding in front of garage with parking space for one vehicle.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

946 ft²
88 m²

Reduced headroom

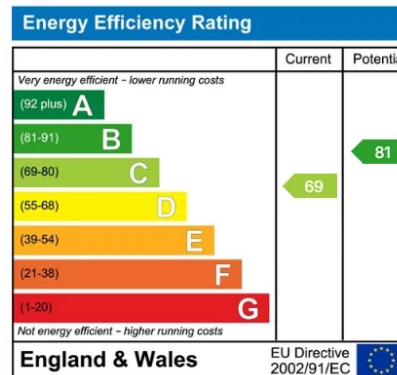
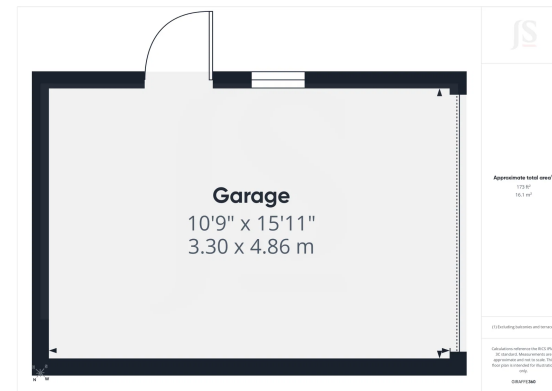
12 ft²
1.1 m²

(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.

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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.