



The Moorings, Shoreham By Sea
£535,000



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Three Bedroom End Of Terrace
- Spacious Conservatory
- Wrap Around Garden
- South Facing Rear Garden
- Modern Family Bathroom
- Downstairs Wc
- Open Plan L Shaped Kitchen/Dining Room/Lounge
- Scope To Extend (Stnpc)
- Popular Shoreham Beach Location
- Good School Catchment

We are delighted to offer for sale this spacious three bedroom end of terrace family home situated on this generous size plot in a popular cul-de-sac location on Shoreham Beach.

Situated within 1/4 mile access to the foreshore whilst local shops can be found in Ferry Road, whilst more comprehensive shopping facilities can be found in Shoreham town centre along with a good range of bars and restaurants, facilities such as health centre, library and mainline station are also close by. There is a footbridge over the River Adur giving direct access to the centre of Shoreham. Brighton and Worthing area both easily accessible and are approx. 5 miles to the East and West respectively.





Obscure glass double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, meter cupboard, single light fitting, stairs to first floor, understairs storage cupboard.

OPEN PLAN DOUBLE ASPECT LOUNGE North and West aspect. Comprising two pvcu double glazed windows with fitted shutter blinds, carpeted flooring, two radiators, single light fitting, opening through to:-

OPEN PLAN DINING AREA Comprising pvcu double glazed double doors out to Conservatory, single light fitting, carpeted flooring, opening through to:-

OPEN PLAN KITCHEN/BREAKFAST AREA Comprising pvcu double glazed window and door out to Conservatory, contemporary range of fitted cupboards and drawers, roll edge laminate work surface with inset one and a half bowl stainless steel sink unit with mixer tap, inset gas hob with double oven below and extractor fan over, space and plumbing for washing machine and dishwasher, space for freestanding fridge/freezer, single light fitting, further roll edge laminate work surface with cupboards below and breakfast bar area with seat space for four, vinyl flooring.

CONSERVATORY South and West aspect. Comprising pvcu double glazed windows with fitted roller blinds and double doors out to rear garden, radiator, vinyl flooring.

GROUND FLOOR WC North aspect. Comprising obscure glass port hole window, low level flush wc, wall mounted corner hand wash basin with tiled splashback, tiled flooring, single ceiling light fitting.

FIRST FLOOR LANDING Comprising carpeted flooring, loft hatch access, storage cupboard housing boiler and with slatted shelving, single light fitting.

BEDROOM ONE North aspect. Comprising floor to ceiling windows and door onto Juliette balcony, radiator, carpeted flooring, built in wardrobe with hanging rail and shelving, single light fitting.

BEDROOM TWO South aspect. Comprising pvcu double glazed window with fitted shutter blinds, radiator, carpeted flooring, built in wardrobe with hanging rail and shelving, single light fitting.

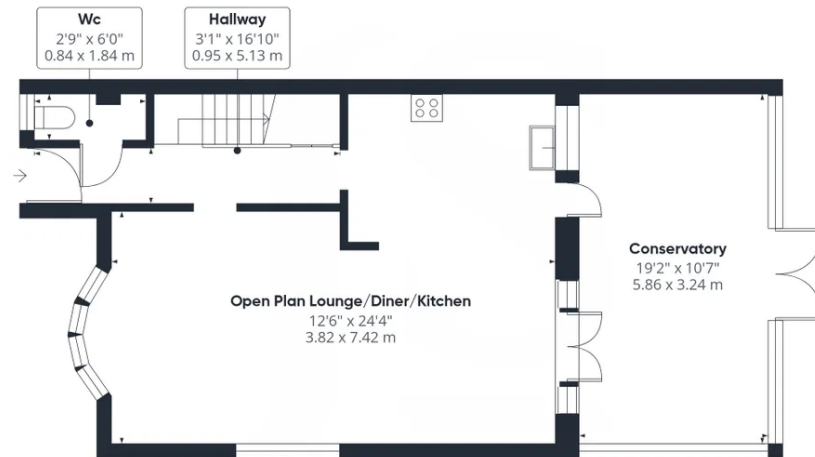
BEDROOM THREE South aspect. Comprising pvcu double glazed window with fitted shutter blinds, radiator, carpeted flooring, single light fitting.

FAMILY BATHROOM North aspect. Comprising obscure glass pvcu double glazed window with fitted roller blind, panel enclosed bath with mixer tap and integrated shower over, low level flush wc, pedestal hand wash basin, wall mounted heated ladder style radiator, part tiled walls, vinyl flooring, ceiling mounted light fitting with directable spotlights, extractor fan.

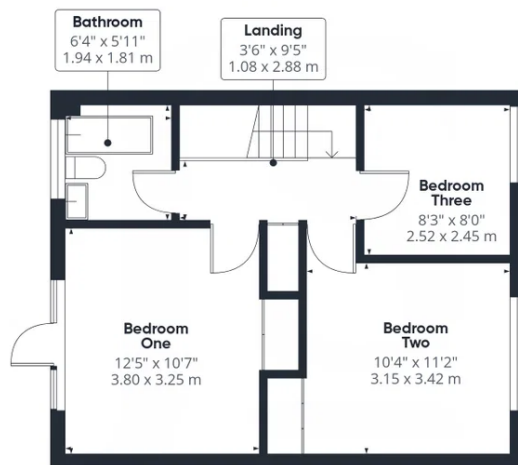
CORNER PLOT FRONT GARDEN Laid to shingle with sleeper borders, wooden sleeper path to front door, various mature shrubs and bushes, side gate to rear garden.

SOUTH FACING REAR GARDEN Stepping onto raised decked area, leading down onto further decked area with timber built shed, gate to front, external power point, steps down onto shingle area with mature shrubs and trees, sleeper path leading down to lawn area and further decking area also with mature shrubs, plants and trees, being fence and wall enclosed.





Ground Floor



Floor 1



Approximate total area^m

1125 ft²

104.4 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(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.