

Edburton Gardens, Shoreham by Sea

Guide Price **£680,000**

Jacobs | Steel









Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Good School Catchment Area
- Off Road Parking
- Summer Room
- Two Reception Rooms
- Modern Open Plan Kitchen
- Four Double Bedrooms
- Ground Floor Shower Room And Wc
- Cul-De-Sac Location
- Distant Sea Views
- Views Over Shoreham Town

We are delighted to offer for sale this extended four/five bedroom detached house situated within this charming cul-de-sac location

Conveniently situated off Downsway within a quiet Cul de sac and popular residential area of North Shoreham. The centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station is approximately 1 mile South, whilst the seafront and Downland walks are easily accessible.





Pvcu double glazed door into:-

SPACIOUS STORM PORCH East and South aspect. Comprising obscure glass leaded light pvcu double glazed window, further pvcu double glazed window with fitted blind.

OFFICE/CINEMA ROOM South aspect. Comprising pvcu double glazed window with fitted blind, sunken spotlights, contemporary wall mounted upstanding radiator, storage cupboard.

INTERNAL HALLWAY Comprising radiator with attractive surround, stairs to first floor, under stairs storage cupboard, coving.

GROUND FLOOR SHOWER ROOM Comprising fully tiled shower cubicle having a wall mounted electric Mira shower, sunken spotlights, extractor fan, wall mounted heated towel rail, fully tiled walls, tiled flooring.

GROUND FLOOR CLOAKROOM West aspect. Comprising obscure glass pvcu double glazed window, hand wash basin with vanity unit below, low flush wc, wall mounted heated towel rail, coving.

OPEN PLAN SOUTH FACING LOUNGE South aspect. Comprising pvcu double glazed window with fitted roller blind, radiator, coving, four wall mounted lights, feature fireplace having an inset coal effect electric fire, wall mounted Mitsubishi air conditioning system, opening to:-

OPEN PLAN DINING ROOM North aspect. Comprising pvcu double glazed slide door leading out on to rear garden, coving, radiator with attractive wood surround.

MODERN OPEN PLAN KITCHEN West and North aspect. Comprising pvcu double glazed window, laminate work surfaces with cupboards below, matching eye level cupboards with recessed lighting, inset one and a half bowl stainless steel single drainer sink unit with contemporary mixer tap, integrated appliances include eye level Bosch double oven , Hotpoint washing machine, Hotpoint dishwasher and four ring Bosch induction hob with extractor fan over. Space for freestanding fridge/freezer. Laminate flooring. Opening through to:-

OPEN PLAN TRIPLE ASPECT SUN ROOM North, East and West aspect. Comprising vaulted ceiling, pvcu double glazed windows and doors leading out to rear garden, wall mounted contemporary radiator, laminate flooring.

FIRST FLOOR SPACIOUS LANDING Comprising loft hatch access with pull down ladder benefitting from power, lighting and being partly boarded. Pvcu double glazed window with fitted blind, airing cupboard housing wall mounted Worcester boiler with slatted shelving.

BEDROOM ONE South aspect benefitting from distant sea and roof top views. Comprising pvcu double glazed window with fitted blind, radiator, coving, wall mounted Mitsubishi air conditioning unit, coving.

BEDROOM TWO South aspect benefitting from distant sea and roof top views. Comprising pvcu double glazed window with fitted blind, radiator, sunken spotlights.

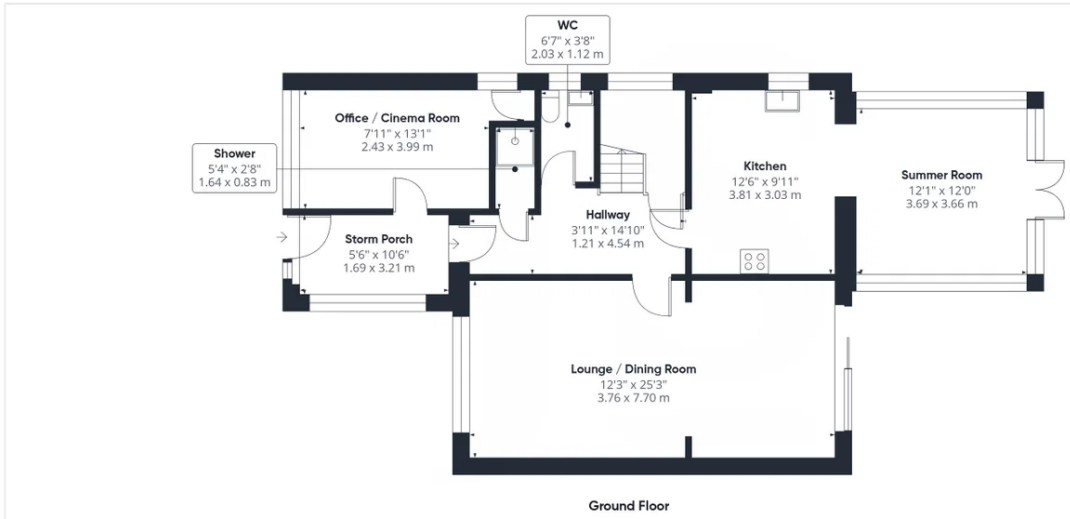
BEDROOM THREE North aspect. Comprising pvcu double glazed window with fitted blind, radiator, coving, sunken spotlights.

BEDROOM FOUR North aspect. Comprising pvcu double glazed window with fitted blind, radiator, coving.

SHOWER ROOM North aspect. Comprising obscure glass pvcu double glazed window, large fully tiled shower cubicle having an integrated shower, hand wash basin with vanity unit below, low flush wc, wall mounted heated towel rail, majority tiled walls, tiled flooring, shaver point.

FRONT GARDEN Large paved area affording off road parking for approximately two vehicles, onto laid chipstone having various shrub and plant borders, palm tree, gate to side access, wall mounted light.

SUN TRAP REAR GARDEN Porcelain tiled patio with steps leading up to lawned area having various shrub, tree and plant borders. External power points, four wall mounted lights. Large storage unit, timber built summer house, further patio area to rear with pergola.



Ground Floor



Floor 1

Approximate total area(1)

1540 ft²

143.1 m²

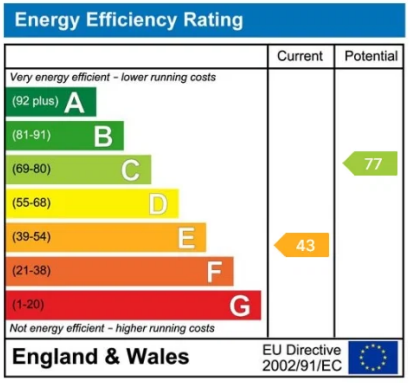
(1) Excluding balconies and terraces

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 out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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