

Bridges Bank, Old Shoreham Road, Shoreham-by-sea

Offers Over **£525,000**

Jacobs | Steel









Property Type: Terraced House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Integral Garage With Scope To Convert (Stnpc)
- Private Covered Car Port
- Master Bedroom with Ensuite Shower Room
- Separate Utility Room
- Walking Distance To Shoreham Town
- Kitchen/Dining Room
- Good School Catchment Area
- South West Facing Rear Garden
- Spacious Lounge
- Situated On Level Ground

We are delighted to offer this exciting opportunity to acquire this versatile three bedroom town house arranged of three floors located within a short walk to Shoreham Town Centre.

Conveniently situated 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.





Obscure glass leaded light feature double glazed front door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, Karndean flooring, cupboard with hanging rail and shelving, understairs storage cupboard

GROUND FLOOR CLOAKROOM Comprising low flush wc, wall mounted radiator, contemporary hand wash basin with vanity unit below, part tiled walls, extractor fan.

GROUND FLOOR UTILITY ROOM South/West aspect, comprising roll edge laminate work surface with cupboards below, matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, provision for washing machine. Space for washer/dryer, Karndean flooring, radiator, extractor fan, pvcu double glazed door leading out onto sun trap rear garden.

FIRST FLOOR LANDING Comprising radiator, Karndean flooring.

OPEN PLAN KITCHEN/DINING ROOM North/East aspect. Comprising two pvcu double glazed windows, radiator, Karndean flooring, roll edge laminate work surfaces with cupboards below. Matching eye level cupboards, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, part tiled splashbacks, matching integrated appliances include fridge/freezer, dishwasher and four ring gas hob with oven below, having an extractor fan over. Inset spotlights. Freestanding breakfast bar with shelving under and with seating for two.

SPACIOUS LOUNGE South/West aspect. Comprising pvcu glazed window, pvcu double glazed double doors leading out onto Juliet balcony. Karndean flooring, two radiators.

SECOND FLOOR LANDING Comprising loft hatch access, airing cupboard housing wall mounted Alpha combination boiler.

ENSUITE BEDROOM ONE South/West aspect. Comprising. Pvcu double glazed window radiator, Karndean flooring, two built in wardrobes with hanging rail and shelving. Door to:-

ENSUITE SHOWER ROOM South/West aspect. Comprising obscure glass pvcu double glazed window, low flush hidden cistern wc, contemporary hand wash basin vanity unit below, shower cubicle being fully tiled with recessed shelving having an integrated shower and shower attachment, wall mounted heated towel rail, fully tiled walls, sunken spotlight, extractor fan.

BEDROOM TWO North/East aspect. Comprising pvcu double glazed window with fitted Roman blind, radiator, Karndean flooring.

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

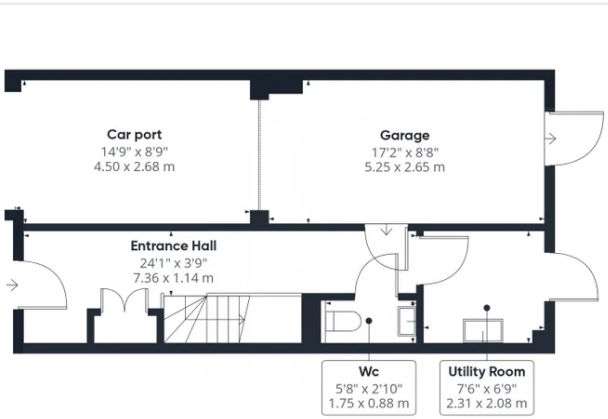
MODERN FAMILY BATHROOM Comprising panel enclosed bath having an integrated shower with shower attachment, recessed shelving, low flush hidden cistern wc, contemporary hand wash basin with vanity unit below, wall mounted heated towel rail, fully tiled walls, extractor fan, sunken spotlights.

FRONT GARDEN Covered carport. Comprising Wall mounted light, large block paved area.

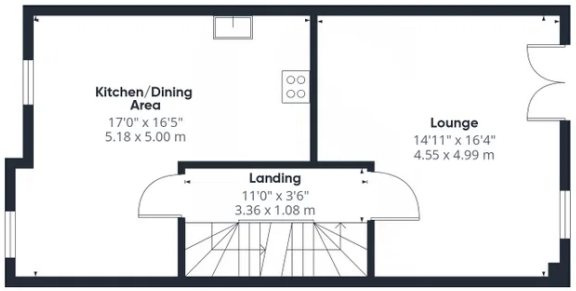
SUN TRAP SOUTH/WEST FACING REAR GARDEN Paved area leading onto large lawned area, having various shrub and plant borders. Outside tap, fence and wall enclosed.

INTEGRAL GARAGE Housing wall mounted electric meter. Having an up and over door, benefitting from power and lighting. With scope to extend to a further living space (stnpc). Pvcu double glazed door leading out onto sun trap rear garden.

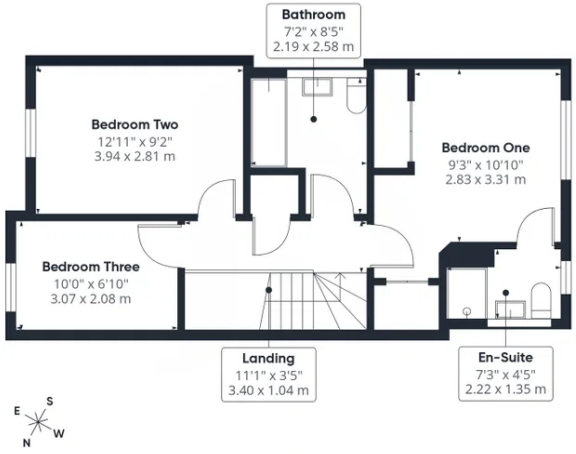
ESTATE CHARGE £240 Per annum



Ground Floor



Floor 1



Floor 2

Approximate total area(1)

1445 ft²

134.2 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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