Upper Shoreham Road, Shoreham by Sea

Guide Price £450,000

Jacobs | Steel

Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Freehold

- Newly Constructed Town House
- Main Bedroom With Ensuite
- Feature Rear Garden
- Allocated Parking Space
- Eco Friendly Air Source Heating
- Newly Fitted Kitchen/Breakfast Room
- Open Plan Lounge/Dining Room
- 10 Year Warranty
- Good School Catchment Area
- Close To Local Amenities

We are delighted to offer for sale this impressive newly constructed and versatile three double bedroom semi detached town house arranged over three floors situated in this popular residential location.

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.

Composite front door through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, recessed spot lights, understairs storage cupboard, stairs to first floor.

MODERN FITTED KITCHEN/BREAKFAST ROOM South aspect. Comprising pvcu double glazed half bay window, laminate flooring, granite work surface with matching upstand, fitted range of matching cupboards and drawers, integrated appliances include Candy fridge/freezer, Bosch twin eye level double oven, dishwasher, Bosch four ring electric hob and extractor fan over. Recessed lighting, coving.

OPEN PLAN LOUNGE/DINING ROOM North aspect. Comprising pvcu double glazed windows, pvcu double glazed double doors leading out to feature rear garden, laminate flooring, recessed lighting, coving, understairs storage cupboard housing wall mounted fusebox.

GROUND FLOOR WC North aspect. Comprising obscured glass pvcu double glazed window, low flush wc with hidden cistern, contemporary hand wash basin with mixer tap and vanity unit below, tiled splashbacks, laminate flooring, recessed lighting, extractor fan.

FIRST FLOOR LANDIING Comprising feature glass balustrade, newly fitted carpeted flooring, stairs to second floor, recessed lighting, wall mounted heating control panel for under floor heating in Bathroom.

MAIN BEDROOM WITH ENSUITE South aspect. Comprising pvcu double glazed window into bay, newly fitted carpeted flooring, single light fitting, radiator, coving, extractor fan, fitted storage cupboard, wall mounted heating control panel for underfloor heating in ensuite. Door to:-

ENSUITE South aspect. Comprising obscure glass pvcu double glazed window, laminate flooring, low flush wc with hidden cistern, contemporary ladder style heated towel rail, large walk in shower cubicle with integrated shower benefitting from fully tiled walls, contemporary hand wash basin with mixer tap and vanity unit below with tiled splashbacks, wall mounted LED wall mounted mirror.

BEDROOM THREE North aspect. Comprising pvcu double glazed window, radiator, newly fitted carpeted flooring, single light fitting, coving, extractor fan.

MODERN FAMILY BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower attachment over benefitting from tiled walls, low flush wc with hidden cistern, ladder style heated towel rail, contemporary hand wash basin with mixer tap and vanity unit below with tiled splashbacks, wall mounted LED mirror.

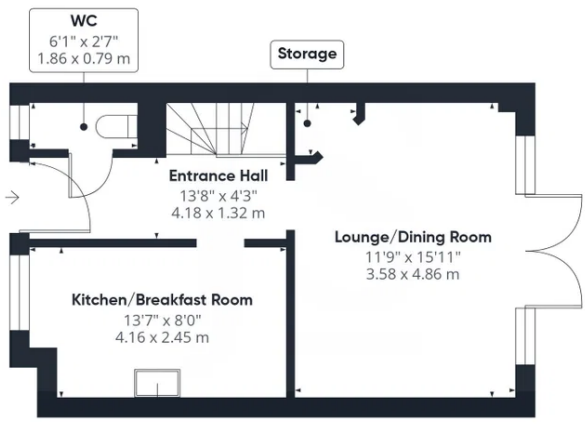
SECOND FLOOR LANDING Comprising hatch to eaves access, feature glass balustrade.

DOUBLE ASPECT BEDROOM TWO North and South aspect. Comprising pvcu double glazed window, double glazed Velux window, distant sea views, newly fitted carpeted flooring, single light fitting, radiator, eaves storage cupboards, door to large storage room.

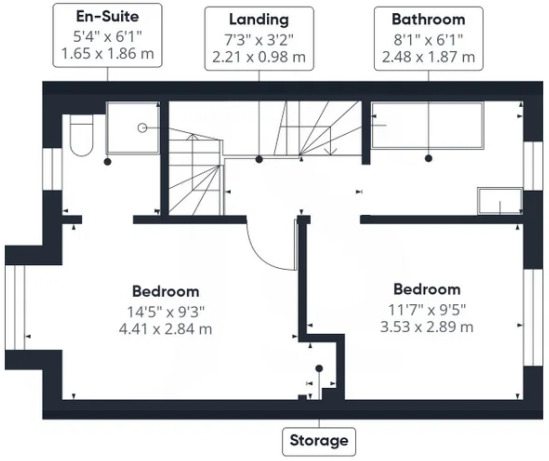
FRONT GARDEN Laid to block paving , being enclosed by brick wall and feature metal fencing with matching gate.

FEATURE REAR GARDEN Stepping out onto large patio area leading onto large lawned area, being fence enclosed.

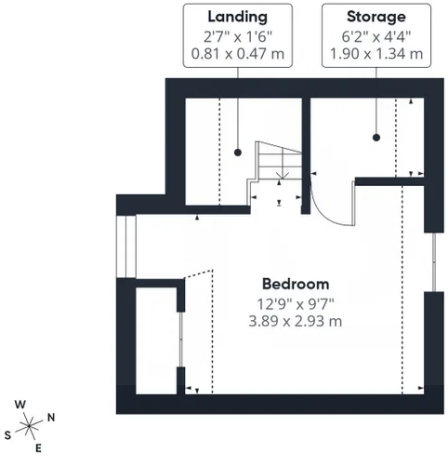
ALLOCATED PARKING SPACE To rear of development



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area(1)

927 ft²

86.1 m²

Reduced headroom

30 ft²

2.8 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.

GIRAFFE360

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.

Shoreham Office | 31 Brunswick Road | Shoreham | West Sussex | BN43 5WA
01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk

Jacobs | Steel