

Stoney Lane, Shoreham by Sea

Offers Over £390,000

Jacobs | Steel









Property Type: Terraced House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Terraced Family Home
- Off Road Parking
- Contemporary Fitted Open Plan Kitchen
- Dual Aspect Open Plan Lounge/Dining Room
- Spacious Entrance Hall
- Modern Family Bathroom
- West Facing Rear Garden
- Good School Catchment
- Close to Nearby Amenities

We are delighted to offer for sale this spacious and beautifully presented three double bedroom terraced family home situated in this popular Shoreham Location.

Conveniently situated in this pleasant residential location on level ground approx. 1 mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. The Holmbush Centre and Kingston Beach are both easily accessible, whilst Brighton and Worthing are to the east and west respectively.





Private front door through to:-

SPACIOUS ENTRANCE HALL East aspect, Comprising laminate flooring, radiator, obscure pvcu double glazed private front door, obscure pvcu double glazed window, under stairs storage cupboard housing utility space having space and provision for washing machine, recessed spotlights, stairs up to first floor landing

OPEN PLAN LOUNGE East aspect, comprising PVCU double glazed window, recessed spot lights, laminate flooring, opening into:-

OPEN PLAN DINING ROOM/MODERN KITCHEN West aspect.
Dining area: Comprising pvcu double glazed doors leading out onto feature rear garden, recessed spot lights, laminate flooring, twelve hanging light fittings, radiator.

Kitchen area: Comprising Quartz worksurfaces with cupboards below, inset butler sink with contemporary mixer tap, space and provision for American style fridge freezer, five ring gas hob with oven below and extractor fan over with tiled splashbacks, two light fittings and recessed spotlights, pvcu double glazed window, matching integrated washing machine.

FIRST FLOOR LANDING Comprising recessed spotlights, wall mounted heating control panel, loft hatch access, carpeted flooring, fitted storage cupboard housing wall mounted Worcester combination boiler, door through to:-

BEDROOM East aspect, comprising pvcu double glazed window, radiator, recessed spotlights, carpeted flooring.

BEDROOM West aspect, comprising pvcu double glazed window, radiator, recessed spotlights, carpeted flooring.

BEDROOM East aspect, comprising pvcu double glazed window, radiator, recessed spotlights, carpeted flooring.

MODERN FITTED FAMILY BATHROOM West aspect, comprising obscure pvcu double glazed window, freestanding bath with waterfall style shower attachment over benefitting from fully tiled walls and contemporary mixer tap, handwash basin with mixer tap and vanity unit below, wall mounted led mirror, low flush w/c, heated towel rail, tiled flooring, part tiled walls.

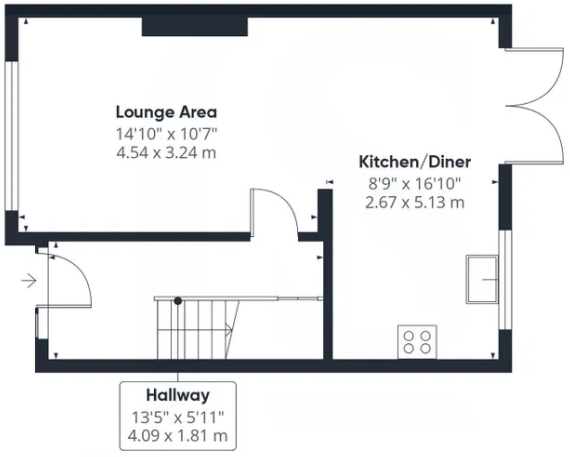
FRONT GARDEN Offering **off road parkin**g for approximately two vehicles, having lawned area with path leading to exposed storm porch.

WEST FACING SUN TRAP REAR GARDEN Stepping out onto large patio leading onto artificial lawned area having various plant and shrub borders, rear gate, outside tap.

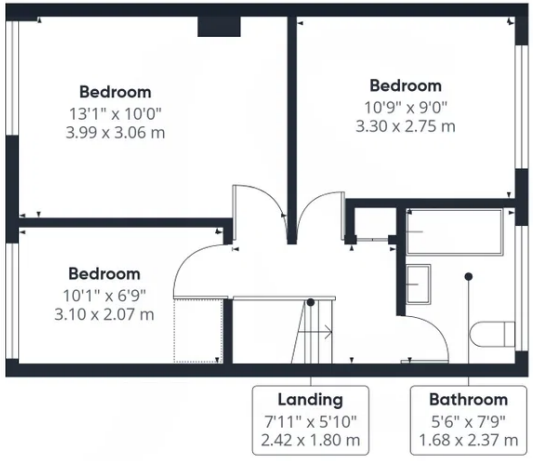
GARAGE In nearby compound







Ground Floor





Floor 1

Approximate total area(1)

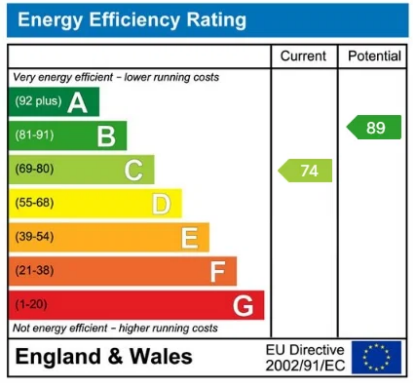
760 ft²

70.7 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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