

Buci Crescent, Shoreham by Sea

Offers Over **£400,000**

Jacobs | Steel









Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Three Bedroom Semi Detached House
- Extended L Shaped Open Plan Kitchen/Dining Room/Lounge
- Modern Fitted Bathroom
- Versatile Living Accommodation
- Contemporary Fitted Kitchen
- Off Road Parking
- Feature West Facing Garden
- Conservatory
- Good School Catchment Area
- Close To Local Amenities

We are delighted to offer for sale this spacious and extended three bedroom semi detached family house benefitting from West facing garden and off street parking situated in this popular Shoreham by Sea location.

Situated in within easy access to Holmbush Centre (Tesco's, Marks & Spencer's & Next). The centre of Shoreham, with its mainline railway station, health centre, library and comprehensive shopping facilities, is approximately 1 1/2 miles to the West . Kingston Beach and walks over the South Downs are both close at hand. Local shops, The Barn Theatre and Community Centre can also be found Southwick Square being 1 mile to the South/East. Local bus routes run nearby.





Obscured glass single glazed timber framed wooden front door into:-

ENCLOSED STORM PORCH Comprising single glazed timber framed windows, tiled flooring, wall mounted light fitting, composite obscure glass feature leaded light double glazed door through to:-

ENTRANCE HALL Comprising understairs storage cupboard, laminate flooring, contemporary radiator, wall mounted heating control panel, single light fitting, stairs to first floor landing, two obscure glass pvcu double glazed windows, one South-facing and one East-facing.

OPEN PLAN LOUNGE/DINING ROOM East aspect. Comprising pvcu double glazed windows, carpeted flooring, feature fireplace with fitted wood burner, hearth and feature wooden mantel over, radiator, single light fitting, opening through to:-

MODERN FITTED OPEN PLAN KITCHEN/DINING ROOM West aspect.

Dining Area: Comprising laminate flooring, radiator, feature light fitting with directable spotlights, pvcu double glazed sliding doors leading into Conservatory.

Kitchen Area: West aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards and drawers below and matching eye level cupboards, inset four ring electric hob with oven below and extractor fan over, tiled splashbacks, integrated appliances include fridge/freezer, dishwasher and washing machine. Recessed spotlights.

CONSERVATORY West aspect. Comprising laminate flooring, wall mounted light fitting, double glazed windows and double glazed double doors leading out onto the West facing rear garden.

GROUND FLOOR BEDROOM TWO South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, recessed spotlights.

FIRST FLOOR LANDING Comprising pvcu double glazed windows to the East aspect.

BEDROOM ONE Dual aspect, with West and East facing pvcu double glazed windows. Comprising radiator, carpeted flooring, recessed spotlight, walk in wardrobe with hanging rails, shelving and recessed spotlight.

BEDROOM THREE West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, fitted wardrobes with hanging rails and shelving.

MODERN FITTED FAMILY BATHROOM South aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower and shower attachment, low flush wc, hand wash basin with mixer tap, heated towel rail, part tiled walls, recessed lighting, extractor fan.

FRONT GARDEN & OFF STREET PARKING Laid to hardstanding providing off street parking, leading on to area laid to slate chip stones with mature flower and shrub border, being wall enclosed. Shared driveway leading to gate into rear garden.

FEATURE WEST FACING REAR GARDEN Comprising a large patio area with hardstanding for a timber built shed, shingle and paved pathway through lawned area leading onto a raised patio area, with steps up to a further patio area. Raised sleeper beds with various mature shrubs and bushes. Outside tap and gate providing side access, fence enclosed.



Ground Floor



Floor 1

Approximate total area(1)

864 ft²

80.3 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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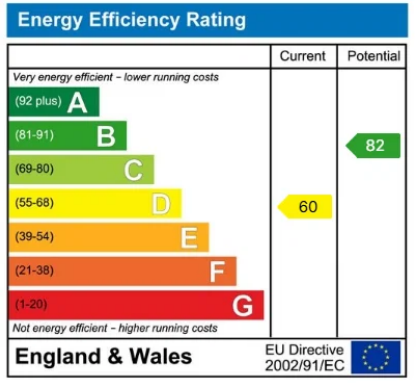

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating 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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