Downsway, Shoreham by Sea

Offers Over **£425,000**

Jacobs | Steel

Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Garage With Power And Lighting
- Allocated Off Road Parking
- South Facing Rear Garden
- Storm Porch
- Open Plan Spacious Lounge
- Open Plan Dining Room
- Open Plan Modern Kitchen
- Modern Shower Room (Formerly arranged as a Bathroom)
- Popular North Shoreham Location

We are delighted to offer for sale this beautifully presented three bedroom semi detached house with a two storey rear extension.

Situated in a popular North Shoreham location on the popular Buckingham Farm development being just over half a mile from Shoreham Town Centre with its comprehensive shopping facilities, health centre, library and mainline railway station. The seafront and South Downs are both easily accessible, as is the A27 East/West route to Worthing, Brighton and beyond.

Pvcu double glazed door through to:-

STORM PORCH Comprising laminate flooring, three obscure glass pvcu double glazed windows, cupboard housing wall mounted electric and gas meters and shelving, ceiling mounted light, door to:-

OPEN PLAN SPACIOUS LOUNGE North and east aspect. Comprising two pvcu double glazed windows with fitted shutter blinds, contemporary wall mounted radiator, lvt flooring, opening to:-

OPEN PLAN DINING ROOM South aspect. Comprising lvt flooring, understairs storage cupboard with shelving, wall mounted light, contemporary wall mounted ladder style radiator, aluminum framed bifolding doors with integral blinds leading out onto south facing rear garden.

OPEN PLAN MODERN FITTED KITCHEN South aspect. Comprising pvcu double glazed window with fitted blinds, Quartz worksurfaces with cupboards below and matching eye level cupboards, part tiled splashbacks, inset sink unit with contemporary directable mixer tap, matching integrated appliances include washer/dryer, dishwasher, four ring induction hob with oven below having a hide and slide door and contemporary extractor fan over, space and provision for American style fridge/freezer, space saving corner units, sockets with USB points, lvt flooring.

FIRST FLOOR LANDING East aspect. Comprising pvcu double glazed window with fitted shutter, loft hatch access with pull down ladder benefitting from power and lighting being part boarded, coving.

BEDROOM ONE North aspect. Comprising pvcu double glazed window with fitted shutter blinds, radiator, range of modern fitted wardrobes with hanging rails and shelving.

BEDROOM TWO South aspect benefitting from distant sea and rooftop views. Comprising pvcu double glazed window with fitted roller blind, radiator.

BEDROOM THREE North aspect. Comprising pvcu double glazed window with fitted shutter blinds, radiator, coving, built in over stairs storage cupboard with hanging rail and shelving.

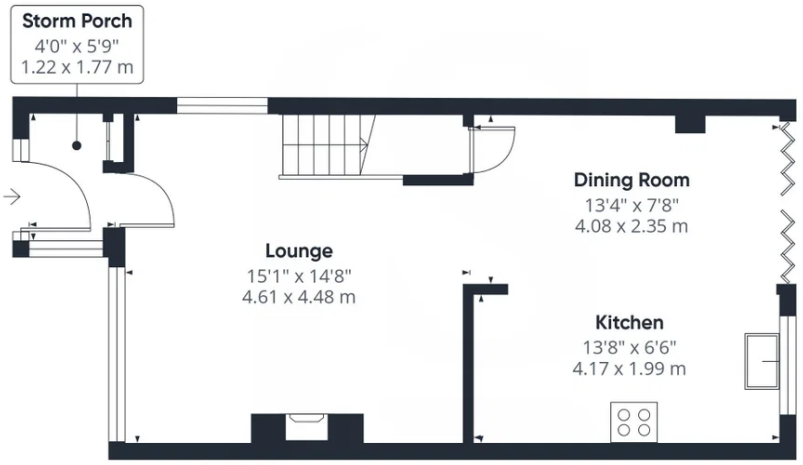
MODERN FITTED SHOWER ROOM South aspect. Comprising large shower cubicle being fully tiled having an integrated shower with shower attachment, contemporary low flush wc, contemporary hand wash basin with vanity unit below, part tiled walls, wall mounted heated towel rail, illuminated bathroom mirror cabinet with LED lighting, sunken spotlights, lvt flooring.

FRONT GARDEN Paved walkway onto artificial turf with shrub and plant borders, gate to side access, dwarf wall and fence enclosed.

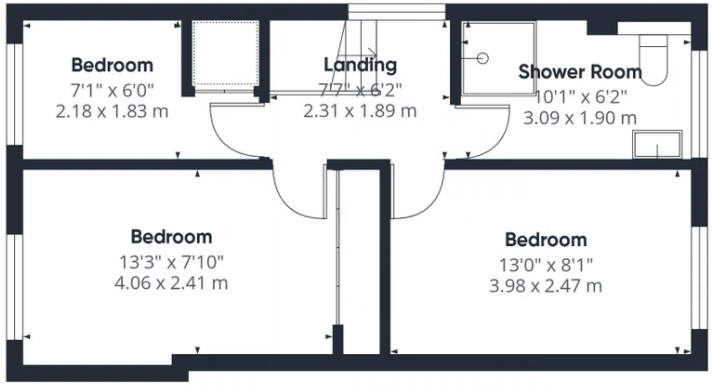
SUN TRAP SOUTH FACING REAR GARDEN Indian sand stone paving onto large lawned area being fence and wall enclosed, gate to rear access, two wall mounted lights, external power points, outside tap.

GARAGE IN COMPOUND TO REAR Being brick built with an up and over door benefitting from power and lighting.

ALLOCATED PARKING In front of garage.



Ground Floor Building 1



Floor 1 Building 1

Approximate total area(1)

809 ft²

75.2 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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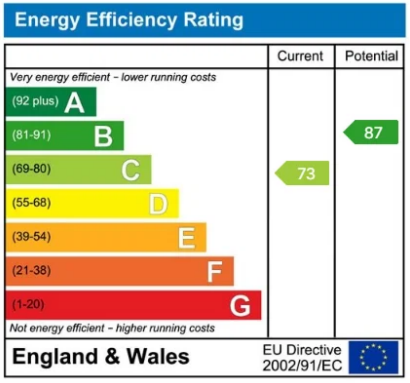

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating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