

Rainbow Square, Shoreham By Sea

Guide Price **£375,000**

Jacobs | Steel









Property Type: Terraced House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Three Bedroom Mid Terrace
- Modern Fitted Kitchen
- Open Plan Lounge / Dining Room
- Downstairs WC
- Sun Trap Rear Garden
- Main Bedroom With Ensuite
- Allocated Parking
- Popular Shoreham Development
- No Onward Chain

We are delighted to offer for sale this spacious mid terrace house situated in this popular Shoreham development benefitting from no onward chain.

Conveniently situated a short walk from Buckingham Park the centre of Shoreham is just under 1 mile away with its comprehensive shopping facilities, bars, restaurants, health centre, library and mainline railway station along with Adur Ferry footbridge which leads over to Shoreham Beach. A local Tesco express can be found nearby as well as bus services and the doctors' surgery. Local schools are also close at hand, with the property falling within the catchment area of well-regarded primary & secondary schools, including popular Shoreham Academy, which currently holds an 'Outstanding' Ofsted rating. . The seafront and the South Downs are both within easy reach.





Composite pvcu double glazed private front door through to:-

SPACIOUS ENTRANCE HALL West aspect. Comprising obscure pvcu double glazed window, vinyl flooring, radiator, stairs to first floor landing, single light fitting, door to:-

MODERN FITTED KITCHEN West aspect. Comprising pvcu double glazed window, roll edge laminate worksurfaces with cupboards below and matching eye level cupboards, one and half bowl ceramic sink unit with mixer tap, four ring gas hob with oven below and extractor fan over, matching integrated fridge/freezer, space and provision for washing machine and dishwasher, matching integrated cupboard housing wall mounted Worcester boiler, recessed lighting, vinyl flooring.

DOWNSTAIRS WC Comprising low flush wc, pedestal handwash basin with mixer tap and tiled splashbacks, radiator, single light fitting, vinyl flooring.

OPEN PLAN LOUNGE/DINING ROOM East aspect. Comprising pvcu double glazed window, pvcu double glazed double doors leading out onto feature rear garden, laminate flooring, two radiators, two light fittings, under stairs storage cupboard.

FIRST FLOOR LANDING Comprising carpeted flooring, two single light fitting, loft hatch access, storage cupboard housing hot water cylinder with slatted shelving.

BEDROOM ONE East aspect. Comprising pvcu double glazed double doors leading out onto Juliette balcony with glass balustrade, vinyl flooring, single light fitting, fitted wardrobe with hanging rail and shelving, door to:-

ENSUITE Comprising low flush wc, pedestal hand wash basin with mixer tap, walk in shower cubicle with integrated shower attachment over benefitting from fully tiled walls, single light fitting, extractor fan.

BEDROOM TWO West aspect. Comprising pvcu double glazed double doors leading out onto Juliette balcony with glass balustrade, carpeted flooring, single light fitting, fitted wardrobes with hanging rail, shelving and drawers.

BEDROOM THREE West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

MODERN FAMILY BATHROOM East aspect. Comprising obscure pvcu double glazed window, panel enclosed bath with hand held shower attachment, part tiled walls, low flush wc, hand wash basin with mixer tap, vinyl flooring, heated towel rail, single light fitting, extractor fan.

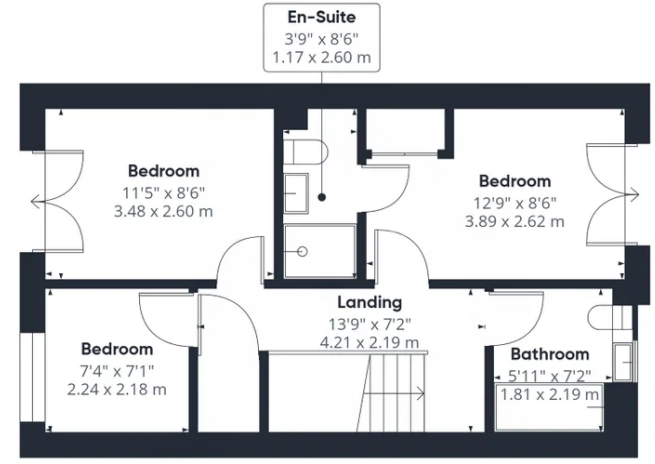
FEATURE REAR GADREN Mainly laid to tiled patio with raised sleeper beds, timber built storage shed, gate to rear access having mature shrub, plant and tree borders.

ALLOCATED PARKING

ESTATE CHARGE -Approximately £330 per annum



Ground Floor



Floor 1

Approximate total area(1)

841 ft²

78.1 m²

Reduced headroom

10 ft²

1 m²

(1) Excluding balconies and terraces

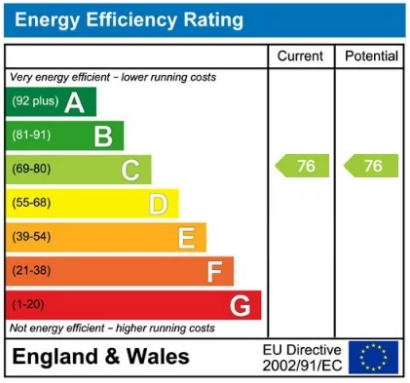
Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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

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