



Rainbow Square, Shoreham by Sea
£500,000



Property Type: End of Terrace House

Bedrooms: 4

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Three/Four Bedrooms
- Versatile Living Accommodation
- Spacious Kitchen
- Well Presented Throughout
- Close To Local Shops
- West Facing Rear Garden
- Two Allocated Parking Spaces
- Ensuite To Main Bedroom
- Close To Buckingham Park
- Fitted Solar Panels

We are delighted to offer for sale this spacious and versatile end of terrace four bedroom family home, arranged over three floors, situated in this popular Shoreham development.

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.





EXPOSED STORM PORCH Pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising Karndean flooring, cupboard housing electric meter, single light fitting, door through to:-

GROUND FLOOR CLOAKROOM Comprising Karndean flooring, pedestal hand wash basin with mixer tap and tiled splashback, low flush wc, single light fitting, radiator.

BEDROOM FOUR / OFFICE East aspect. Comprising pvcu double glazed window with fitted blinds, radiator, carpeted flooring, single light fitting with directable spotlights.

OPEN PLAN KITCHEN / DINING ROOM West aspect. Comprising pvcu double glazed double doors with fitted roller blind leading out onto feature west facing rear garden, pvcu double glazed windows with fitted roller blinds, Karndean flooring, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap and drainer board, inset four ring gas hob with double oven below and extractor fan over, part tiled walls, under counter spotlights, matching integrated appliances include washing machine, dishwasher and fridge/freezer. Island with laminate work surfaces and cupboards below having seating for four, recessed lighting, radiator, understairs storage cupboard.

FIRST FLOOR LANDING Comprising radiator, single light fitting, carpeted flooring.

LOUNGE East aspect. Comprising two pvcu double glazed windows with fitted blinds, carpeted flooring, single light fitting, radiator.

MODERN BATHROOM Comprising tile enclosed bath with integrated shower attachment over benefitting from fully tiled walls, hand wash basin with mixer tap, low flush wc, heated towel rail, laminate flooring, sunken spotlights, extractor fan.

BEDROOM TWO West aspect. Comprising two pvcu double glazed windows with fitted shutters, single light fitting with directable spotlights, carpeted flooring, built in wardrobes with hanging rails and shelving.

SECOND FLOOR LANDING Comprising carpeted flooring, single light fitting.

BEDROOM THREE West aspect. Comprising pvcu double glazed window with fitted shutter, carpeted flooring, built in storage cupboard housing Megaflow system with slatted shelving, radiator,

BEDROOM ONE East aspect. Comprising pvcu double glazed window with fitted shutter, carpeted flooring, single light fitting, radiator, built in wardrobe with hanging rail and shelving, door to:-

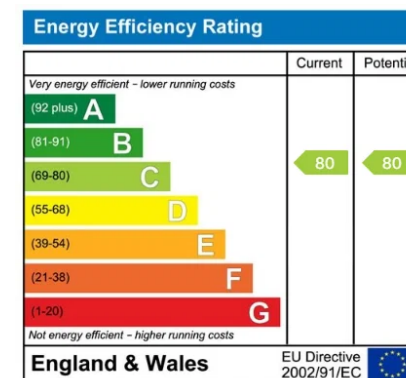
ENSUITE Comprising shower cubicle having an integrated shower attachment over benefitting from fully tiled walls, pedestal hand wash basin with mixer tap, low flush wc, tiled flooring, recessed spotlights, extractor fan, heated towel rail.

FRONT GARDEN Paved pathway to front door with laid chip stone and blue chipped slate having an attractive shrub border.

WEST FACING REAR GARDEN Large block paved area with attractive chip stone border housing timber built storage shed benefitting from being fully fence enclosed. Gate to rear access, wall mounted light.

ESTATE CHARGE Approximately £240 per annum





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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.