



Amber Close, Shoreham By Sea
£360,000



Property Type: End of Terrace House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

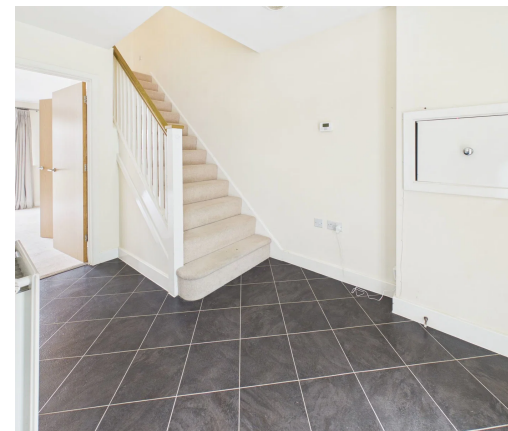
Tenure: Freehold

Council Tax Band: C

- Allocated Parking
- No On Going Chain
- Ground Floor Cloakroom
- Two Juliette Balconies
- Ensuite To Bedroom One
- Modern Kitchen
- Quiet Residential Area
- Situated On Level Ground

We are delighted to offer for sale this well presented three bedroom end of terrace house situated within this popular residential location.

Local shops are just "around the corner", as are bus services and the doctors' surgery. Local schools are also close at hand, whilst the centre of Shoreham, with its comprehensive shopping facilities, library and mainline railway station, is just under 1 mile away. The seafront and the South Downs are both within easy reach.





EXPOSED STORM PORCH Comprising wall mounted light, pvcu double glazed composite door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, tiled flooring, built in cupboard housing wall mounted electric meter, wall mounted heating control panel, door to:-

GROUND FLOOR CLOAKROOM Being wheelchair friendly. Comprising pedestal hand wash basin, low flush wc, radiator, extractor fan.

SPACIOUS LOUNGE North aspect. Comprising two pvcu double glazed windows, pvcu double glazed double doors leading out onto rear garden, two radiators, large walk in understairs storage cupboard.

MODERN KITCHEN South aspect. Comprising pvcu double glazed window with fitted blind, sunken spotlights, extractor fan, roll edge laminate worksurfaces with cupboards below and matching eye level cupboards, inset four ring gas hob with oven below and extractor fan over, matching integrated appliances include fridge/freezer, dishwasher. Inset one and a half bowl stainless steel single drainer sink unit with mixer tap, tiled flooring.

FIRST FLOOR LANDING Loft hatch access with pull down ladder, airing cupboard housing large Megaflow hot water tank with slatted shelving.

BEDROOM ONE North aspect. Comprising pvcu double glazed double doors to Juliette balcony, fitted mirrored wardrobes with hanging rail and shelving, radiator, wall mounted heating control panel, door to:-

ENSUITE SHOWER ROOM Comprising shower cubicle being fully tiled having an integrated shower, pedestal hand wash basin, low flush wc, wall mounted heated towel rail, part tiled splash backs, shaving point, extractor fan.

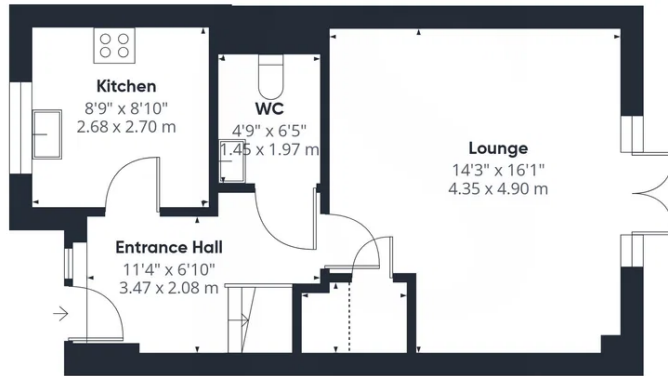
BEDROOM TWO South aspect. Comprising pvcu double glazed double doors leading to Juliette balcony, radiator, single light fitting.

BEDROOM THREE South aspect. Comprising pvcu double glazed window with fitted blind, radiator, single light fitting.

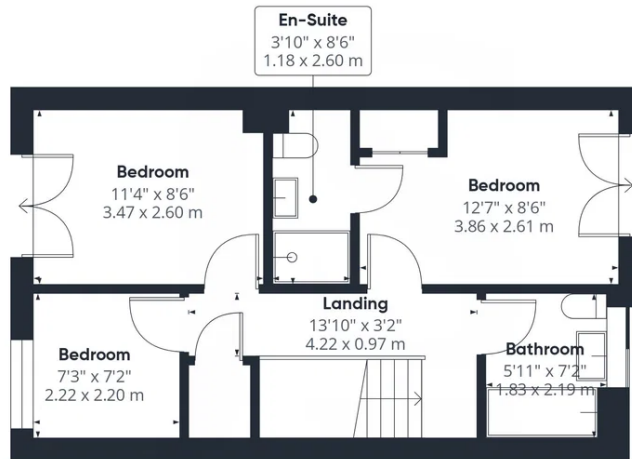
MODERN BATHROOM North aspect. Comprising obscure glass pvcu double glazed window with fitted blind, hand wash basin, low flush wc, panel enclosed bath having a shower attachment over, part tiled walls, wall mounted heated towel rail, tiled flooring, extractor fan.

REAR GARDEN Paved area onto large lawned area, wall mounted light, timber built shed, gate to side access, outside tap, benefitting from being fully fence enclosed.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

833 ft²
77.4 m²

Reduced headroom

8 ft²
0.8 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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.