



## Parkside, Shoreham By Sea

Offers Over **£750,000**



**Property Type:** End of Terrace House

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** D

- Two Bathrooms
- Two Garages With Extensive Off-Road Parking
- Sun Trap Rear Garden Approximately 100ft Long
- Modern Open Plan Kitchen / Breakfast Room
- Open Plan Dining Room
- Ground Floor Cloakroom And Utility Room
- Two Reception Rooms
- Ensuite With Walk In Wardrobe To Master Bedroom
- Good School Catchment Area
- Versatile Accommodation

We are delighted to offer for sale this impressive well extended four bedroom end of terrace house arranged over three floors situated within this desirable location looking over Buckingham Park.

Conveniently situated in a popular and sought after location on a private road next to Buckingham Park. Shoreham Town Centre can be found within 1 mile to the South with its comprehensive shopping facilities, health centre, library, along various shops, bars, cafes and restaurants along with a mainline railway station. From the High Street there is also a footbridge over the River Adur giving access to the Beach.





**EXPOSED STORM PORCH** Front door through to:-

**SPACIOUS ENTRANCE HALL** Comprising original stain glass leaded light window, understairs storage cupboard, tiled flooring.

**SPACIOUS LOUNGE** West aspect with pleasant views over looking Buckingham Park. Comprising bow fronted pvcu double glazed bay window with fitted shutter blinds, feature exposed brick fireplace with tiled insert, underfloor heating.

**OPEN PLAN INTERNAL HALLWAY** Comprising pvcu double glazed window, pvcu double glazed door leading out onto side access, under stairs storage cupboard housing gas and wall mounted electric meters, underfloor heating, opening to:-

**SEPERATE UTILITY ROOM** Comprising laminate work surfaces with cupboards below and matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, space and provision for washing machine and tumble dryer, tiled splash backs, extractor fan, tiled flooring, underfloor heating, door to:-

**GROUND FLOOR CLOAKROOM** Comprising contemporary hand wash basin with vanity units surround, tiled splash backs, tiled flooring, low flush wc, extractor fan, underfloor heating.

**OPEN PLAN KITCHEN/BREAKFAST ROOM** East aspect. Comprising laminate worksurfaces with cupboards below, inset one and a half bowl single drainer stainless steel sink unit with contemporary mixer tap, four ring electric induction hob with oven below and extractor fan over, integrated appliances include dishwasher, wine cooler. Tiled splash backs, tiled flooring, underfloor heating, breakfast bar with seating for four with contemporary ceiling mounted lights.

**OPEN PLAN DINING ROOM** East aspect. Comprising aluminum framed double glazed bifolding doors leading out onto suntrap rear garden, two skylights, tiled flooring, sunken spotlights, underfloor heating, airing cupboard housing wall mounted Worcester combination boiler with slatted shelving.

Stairs to:- **FIRST FLOOR LANDING** Comprising obscure glass leaded light pvcu double glazed window, wall mounted heating control panel.

**BEDROOM ONE** West aspect benefitting from pleasant views over looking Buckingham Park. Comprising pvcu double glazed bow fronted bay window with fitted shutter blinds, fitted wardrobes with hanging rails and shelving, recess shelving, underfloor heating.

**BEDROOM TWO** East aspect. Comprising pvcu double glazed window with fitted shutter blinds, underfloor heating, wall mounted heating control panel.

**DUAL ASPECT BEDROOM THREE** East and South aspects benefitting from distant roof top and sea views. Comprising two pvcu double glazed windows with fitted shutter blinds, underfloor heating.

**MODERN BATHROOM** West aspect benefitting from pleasant views over looking Buckingham Park. Comprising obscure pvcu double glazed feature bay window, contemporary hand wash basin with vanity unit below, panel enclosed bath having an integrated shower with recess shelving being fully tiled, low flush wc, extractor fan, wall mounted heated towel rail.

Stairs to:- **SECOND FLOOR LANDING** Comprising double glazed Velux window, recess shelving, door to:-

**ENSUITE BEDROOM FOUR** East aspect benefitting from distant roof top and sea views. Comprising pvcu double glazed window with fitted shutter blind, radiator, door to:-

**ENSUITE SHOWER ROOM** East aspect. Comprising obscure glass pvcu double glazed window, contemporary hand wash basin with vanity unit below, low flush wc, walk in shower cubicle being fully tiled with recess shelving having an integrated shower with shower attachment, extractor fan, lvt flooring, wall mounted heated towel rail.

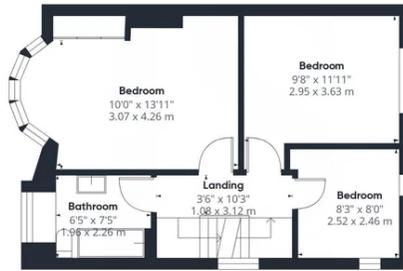
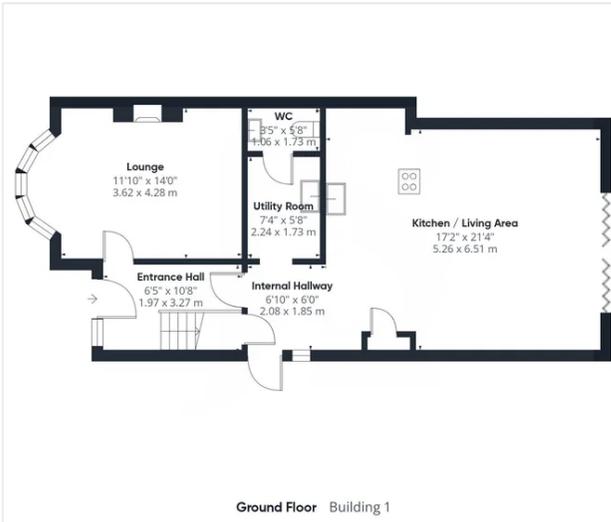
**WALK IN WARDROBE/OFFICE** Benefitting from pleasant views over looking Buckingham Park. Comprising two large double glazed Velux windows, radiator, eave storage cupboard, recess storage space.

**FRONT GARDEN** Block paved walk way onto large lawned area having various shrub, tree and plant borders, gate to side access, wall mounted light.

**SUN TRAP REAR GARDEN** Laid Indian sandstone onto large lawned area having various mature shrub, tree and plant borders. Further raised patio area, timber built shed, wall mounted lights, outside tap, being fence enclosed.

**OFF STREET PARKING & TWO GARAGES** Situated opposite the property, large tarmacked area affording parking for approximately 6 vehicles, two single garages with up and over doors.





Approximate total area<sup>(1)</sup>  
 1782 ft<sup>2</sup>  
 165.4 m<sup>2</sup>

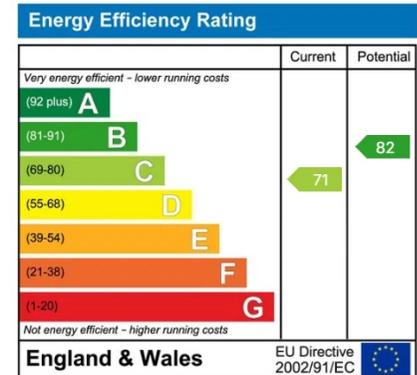
Reduced headroom  
 34 ft<sup>2</sup>  
 3.1 m<sup>2</sup>

(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 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.