



Broad Reach, Shoreham By Sea BN43 5EY

Offers Over **£650,000**



Property Type: Terraced House

Bedrooms: 4

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: E

- Riverside Town House
- Four Bedrooms
- Open Plan Modern Kitchen/Diner
- Luxury Fitted Family Bathroom
- Ensuite To Master Bedroom
- Balcony With Direct Views Over River Adur
- Private Rear Garden
- Integral Garage
- Close To Local Amenities
- No Ongoing Chain
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We are delighted to offer for sale this extremely well presented riverside town house, presented over three floors having a private rear garden and balcony with direct river Adur views.

Situated in the heart of Shoreham town centre, being minutes from the health centre, library, and mainline railway station. Various restaurants and cafes can be found in the High Street, whilst Shoreham Beach is only a short walk over the footbridge.





SPACIOUS ENTRANCE HALL - 14' 6" x 6' 6" (4.42m x 1.98m maximum measurements) Composite front door, wood effect flooring, single radiator, chrome power points with USB ports, dado rail, spotlights, coving, smoke detector, LED lighting, stairs leading to first floor.

OPEN PLAN LUXURY FITTED KITCHEN/DINING ROOM - 15' 98" x 13' 86" (7.06m x 6.15m maximum measurements) East aspect, comprising wood effect floor, LED lighting, square edge solid work surfaces with cupboards below and matching eye level cupboards with high gloss finish, breakfast bar with seating for two, spotlights, 5 ring Neff gas burning hob with extractor fan above, tiled splashbacks, chrome power points with USB ports, inset one and half bowl butler sink with single drainer and mixer tap, pvcu double glazed window, integrated Neff double oven one having steam function and hide and slide door, the other being a combination oven incorporating a microwave, built in warming drawer, built in wine fridge, space for American style fridge/freezer, television point (hard wired), upstanding radiator, pvcu double glazed doors opening out onto feature rear garden. Understairs storage cupboard housing wall mounted electric fuse board and electric meter and various shelving units.

SEPARATE UTILITY ROOM - 8' 75" x 5' 61" (4.34m x 3.07m) Comprising laminate flooring, single radiator, single LED strip light, roll edge laminate work surfaces with space and provision for washing machine and tumble dryer below, integrated wine rack, two eye level cupboards, space for second fridge/freezer.

INTEGRAL GARAGE - 11' 98" x 9' 20" (5.84m x 3.25m) Comprising solid concrete floor, various shelving units for storage, single strip light, up and over door.

FIRST FLOOR LANDING - 15' 71" x 7' 98" (6.38m x 4.62m maximum measurements) Comprising carpeted floor, single radiator, dado rail, LED spotlights, smoke detector, coving.

SPACIOUS LOUNGE - 16' 1" x 15' 81" (4.9m x 6.63m maximum measurements) West aspect. Comprising carpeted floor, coving, two LED light fittings, pvcu double glazed doors opening out on to private west facing balcony, wall mounted electric fire, various chrome power points with USB ports, television point, fitted surround sound speakers.

FIRST FLOOR BEDROOM - 16' 1" x 10' 28" (4.9m x 3.76m maximum measurements) East aspect. Comprising two pvcu double glazed windows, carpeted floor, LED spotlights, various power points with USB ports, space for free standing wardrobe, single radiator, television point.

LUXURY FITTED BATHROOM - 7' 86" x 6' 48" (4.32m x 3.05m) Comprising tiled floor, contemporary wall hung hand wash basin with vanity unit below, low flush wc, wall mounted vanity unit mirror, 'P' shaped panel enclosed bath with shower attachment over, also with rainfall shower head over and benefiting from being fully tiled. Shaver point, wall mounted heated towel rail, part tiled walls, LED spotlights, extractor fan.

SECOND FLOOR LANDING - 12' 27" x 6' 30" (4.34m x 2.59m) Comprising carpeted floor, various chrome power sockets with USB ports, smoke detector, LED spotlights, coving, loft hatch access, dado rail, fitted airing cupboard housing wall mounted Potterton boiler and hot water cylinder.

BEDROOM FOUR / OFFICE East aspect. Comprising engineered oak wood flooring, pvcu double glazed window, single LED light fitting, various power points with USB ports, a range of various shelving units for storage

BEDROOM TWO - 13' 52" x 9' 44" (5.28m x 3.86m maximum measurements) East aspect. Comprising carpeted floor, pvcu double glazed window, single radiator, various power points with USB ports, television point (hard wired), single LED light fitting.

ENSUITE MASTER BEDROOM ONE - 13' 63" x 13' 07" (5.56m x 4.14m) West aspect. Comprising carpeted floor, two radiators, two pvcu double glazed windows, single LED light fitting, television point, fitted mirror fronted triple wardrobe with slide door having various hanging rails and shelving.

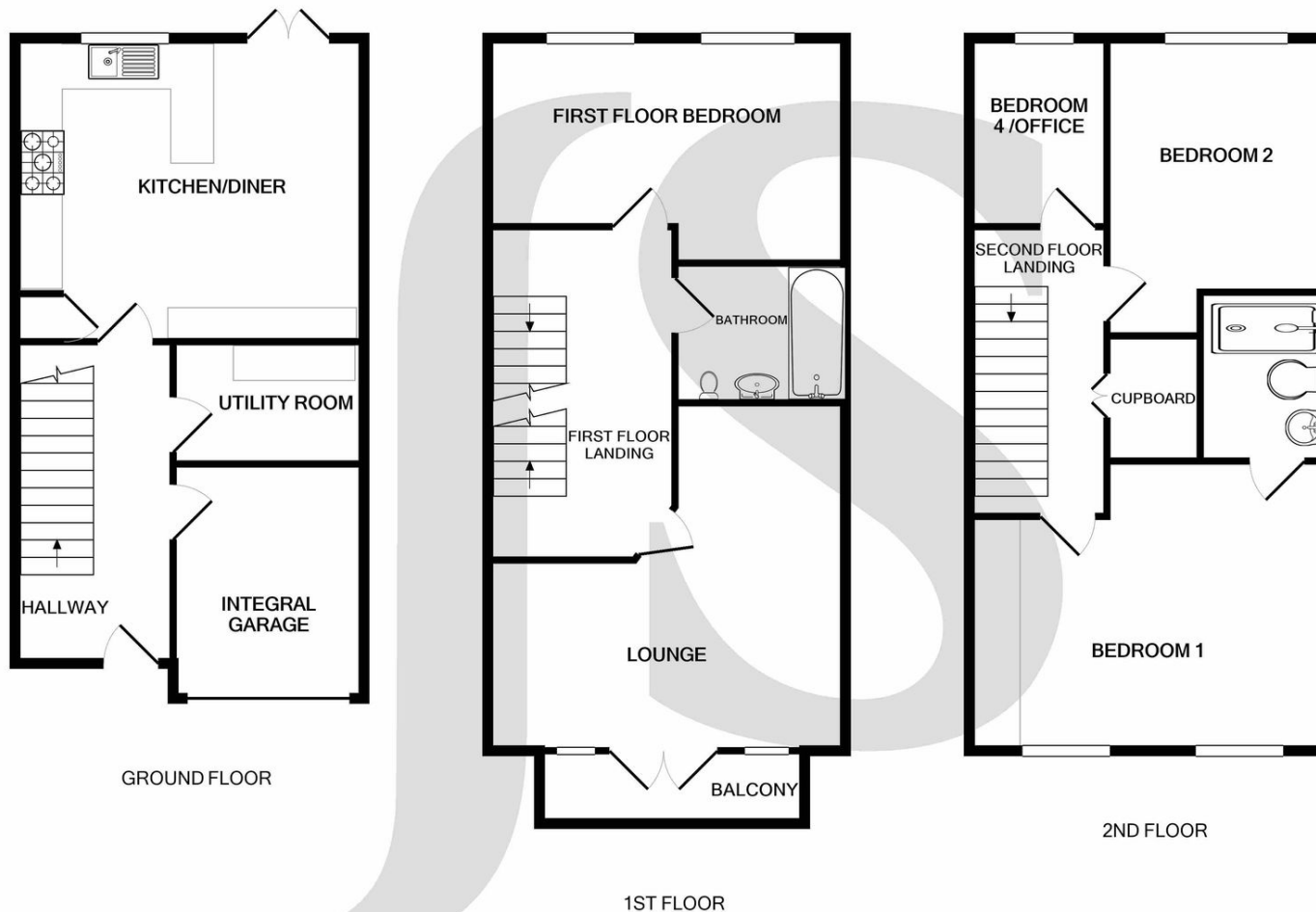
ENSUITE SHOWER ROOM - 7' 89" x 5' 48" (4.39m x 2.74m) Comprising tiled floor, wall hung hand wash basin, low flush wc, fitted shower cubicle being fully tiled having integrated shower, LED spotlights, extractor fan, wall hung heated towel rail, wall mounted vanity unit mirror, part tiled walls.

PRIVATE WEST FACING BALCONY Comprising fitted rail, west facing with breath taking direct river views.

GROUND FLOOR PRIVATE GARDEN East facing patio area, being fence enclosed, outside tap, rendered flower bed, outside light.

SERVICE CHARGE Approximately £300 per annum for maintenance of communal areas





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	76	
(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	