



Southdown Road, Shoreham by Sea

Offers Over **£390,000**



Property Type: End of Terrace House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Character Grade II Listed Building
- No Ongoing Chain
- Open Plan Kitchen/Breakfast Room
- Spacious Open Plan Lounge With Fitted Wood Burner
- Walking Distance To Shoreham Town And Train Station
- Period Features
- Two Double Bedrooms
- Situated On Level Ground

We are delighted to offer for sale this charming period building arranged over three floors, situated within a short walk of Shoreham Town Centre.

Ideally situated in the heart of Shoreham town centre within a short walk of comprehensive shopping facilities, health centre, library and mainline railway station. There is a footbridge over the River Adur to Shoreham Beach, whilst Worthing and Brighton are both easily accessible. Walks along the River Adur can be found with 1/2 mile walk of the property leading to the South Downs.





Private front door through to:-

OPEN PLAN ENTRANCE HALL Stairs to First Floor. Steps down to:-

OPEN PLAN HALLWAY Comprising radiator, window with fitted blind, exposed original beams, opening through to:-

OPEN PLAN KITCHEN/DINING ROOM South/East aspect. Comprising pvcu double glazed window with fitted blind, further window with fitted blind, inset stainless steel single drainer sink unit with mixer tap, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring gas hob with oven below and extractor fan over, integrated dishwasher, matching integrated fridge/freezer, matching cupboard housing wall mounted Worcester combination boiler, tiled and solid oak wood flooring, tiled splashbacks, sunken spotlights, door leading out onto rear garden.

OPEN PLAN LOUNGE West aspect. Comprising two sash windows with fitted blinds, radiator with attractive wooden surround, inglenook fireplace with fitted feature wood burner, tiled hearth and inset original oak beam.

FIRST FLOOR SPLIT LEVEL LANDING Comprising exposed original beam, sunken spotlights, large useful storage cupboard, stairs to Second floor landing.

FAMILY BATHROOM East aspect. Comprising window with fitted blind, heated towel rail, panel enclosed bath with telephone style shower attachment, wall mounted grab rail, recessed shelving, low flush wc, hand wash basin set into work top with vanity unit below, sunken spotlights, extractor fan.

BEDROOM ONE East and West aspect. Comprising two sash windows with fitted blinds, further window with fitted blind, feature cast iron fireplace with marble hearth, built in wardrobes with hanging rail and shelving, exposed original beams, radiator.

SECOND FLOOR LANDING Comprising space for desk/study area, pvcu double glazed Velux window with fitted blind, exposed original beam, loft hatch access, sunken spotlight, door through to:

BEDROOM TWO West aspect. Comprising sloping ceilings, feature triangular shaped double glazed window, radiator, recessed shelving, built in cupboards with hanging rail, sunken spotlight.

MATURE REAR GARDEN Comprising large paved area stepping up onto a large lawned area, further steps leading up to a decked area, various mature shrub, tree and plant borders, timber built shed, two timber built external storage cupboards, outside tap, two wall mounted lights. The garden is enclosed by walls and fencing



