



Anchor Close, Shoreham Beach

Offers Over **£375,000**



Property Type: Terraced House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

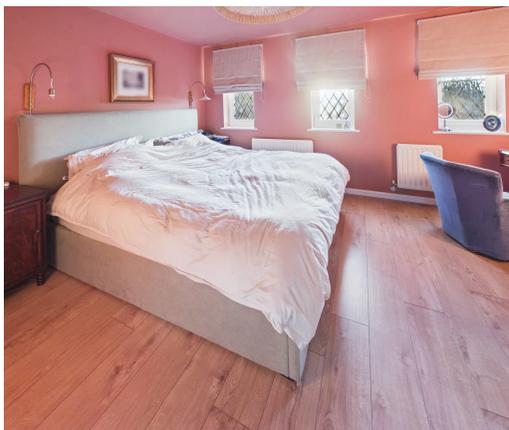
Tenure: Freehold

Council Tax Band: D

- Garage And Allocated Parking Space
- Spacious Lounge
- Ground Floor Wc
- Foreshore And River Walks Within A Short Stroll
- Good School Catchment Area
- Modern Spacious Kitchen
- Landscaped Rear Garden
- Modern Bathroom

We are delighted to offer for sale this three bedroom mid terraced house situated within this desirable beach location.

Conveniently situated in the popular Shoreham Beach area, close to River Adur and the foreshore. Local shops are situated approximately 1/2 mile away in Ferry Road whilst there is a footbridge over the River to the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station.





Composite pvcu double glazed front door with feature stained glass window through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, small understairs storage cupboard.

GROUND FLOOR WC West aspect. Comprising leaded light pvcu double glazed window, low flush wc, hand wash basin, wall mounted school radiator, tiled flooring.

MODERN KITCHEN West aspect. Comprising granite work surfaces with cupboards below and matching eye level cupboards, space for range style cooker with extractor fan over, inset butler sink with mixer tap, space for fridge/freezer, wall mounted school radiator, provision for washing machine, matching integrated Bosch dishwasher, part tiled splashbacks, leaded light pvcu double glazed window, laminate flooring.

SPACIOUS LOUNGE East aspect. Comprising pvcu double glazed double doors leading out onto rear garden, leaded light pvcu double glazed window, laminate flooring, radiator, understairs storage cupboard housing electric meter.

FIRST FLOOR LANDING Comprising loft hatch access being part boarded.

BEDROOM ONE West aspect. Comprising three leaded light pvcu double glazed windows with fitted blinds, two radiators, laminate flooring, two wall mounted lights.

BEDROOM TWO East aspect. Comprising leaded light pvcu double glazed window, radiator, built in wardrobe with hanging rail and shelving, laminate flooring.

BEDROOM THREE East aspect. Comprising leaded light pvcu double glazed window, radiator, laminate flooring, built in wardrobe with hanging rail and shelving.

MODERN BATHROOM Comprising panel enclosed bath having integrated shower over with shower attachment, low flush wc, contemporary hand wash basin with vanity unit below, tiled flooring, part tiled walls, radiator, extractor fan.

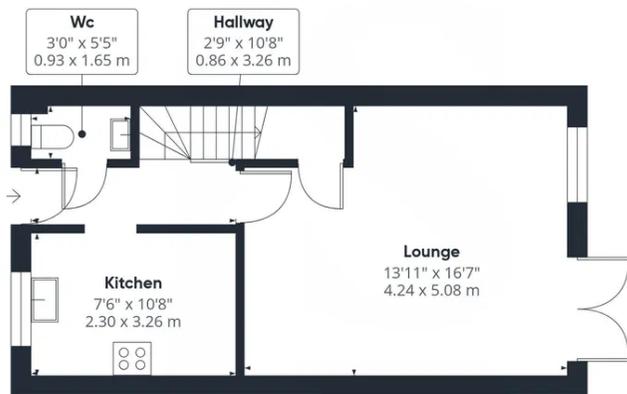
FRONT GARDEN Paved walkway onto laid chipstone, wall mounted light.

LANDSCAPED REAR GARDEN Paved area onto large lawned area stepping up on to raised decked area, outside tap, gate to rear access, wall mounted light.

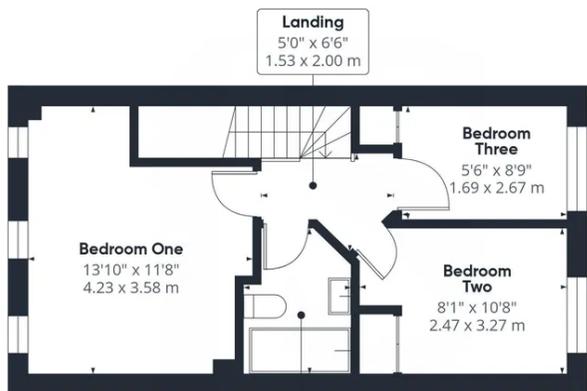
ALLOCATED PARKING SPACE

BRICK BUILT GARAGE In nearby compound with up and over door.





Ground Floor



Floor 1

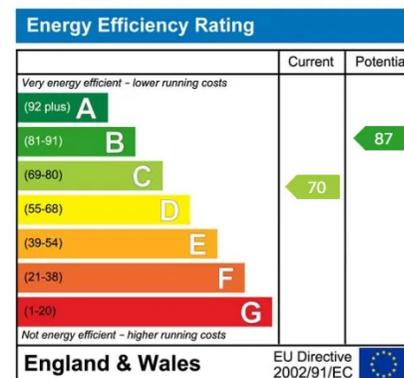


Approximate total area⁽¹⁾
721 ft²
66.9 m²

(1) Excluding balconies and terraces

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.