



New Road | Shoreham by Sea | BN43 6RB

Guide Price **£470,000**



We are delighted to offer for sale this large than average two bedroom end of terrace house situated in this central Shoreham location being arranged over three floors.



# Key Features

- Town Centre Living
- Close To Shoreham Station And Local Amenities
- Over Three Floors
- Basement Area
- Good Size Rear Garden
- Lounge Through Diner
- Separate Utility/Cloakroom
- Inspection Is A Must



2 Bedrooms



1 Bathroom



1 Reception Room

## INTERNAL

Private front door through to:-

ENTRANCE HALL Comprising solid oak wood flooring, radiator, opening to:-

SPACIOUS THROUGH LOUNGE DINING ROOM Double aspect being South and North. Comprising pvcu double glazed sash window, pvcu double glazed leaded light double doors out to rear garden, solid oak wood flooring, original feature working fireplace with tiled hearth, coving, wall mounted heating control panel, two radiators.

INTERNAL HALLWAY Comprising solid oak wood flooring, stairs to basement area, opening through to :-

SPACIOUS KITCHEN East aspect. Comprising pvcu double glazed window and door leading out onto rear garden, marble work surfaces with cupboards below, inset butler sink with mixer tap, radiator, solid oak wood flooring, shelving, space for oven/cooker with extractor fan over, space for fridge/freezer, door to:-

UTILITY/CLOAKROOM North aspect. Comprising pvcu double glazed window, plumbing for washing machine, space for dryer, wall mounted Baxi combination boiler, low flush wc, hand wash basin with vanity unit below, solid oak wood flooring.

LOWER GROUND FLOOR

LARGE BASEMENT AREA Comprising understairs storage area, pvcu double glazed window, radiator, feature fireplace, pvcu double glazed door leading to front garden.

Pull down hatch with access to storage space in stairwell

FIRST FLOOR LANDING Comprising loft hatch access, solid oak wood flooring, cupboard housing factory lagged hot water cylinder and slatted shelving.

MASTER BEDROOM ONE South aspect, benefitting from views towards the River Adur. Comprising pvcu double glazed sash window, solid oak wood flooring, radiator, built in wardrobes with hanging rail and shelving.

BEDROOM TWO North aspect benefitting from distant downland views. Comprising double glazed sash window, solid oak wood flooring, radiator.

MODERN BATHROOM North aspect benefitting from distant downland views. Comprising pvcu double glazed window, panel enclosed bath with wall mounted Mira electric shower over, low flush wc, hand wash basin with vanity unit below, radiator, solid oak wood flooring, part tiled walls, shaver point.

## EXTERNAL

FRONT GARDEN Paved pathway stepping down onto further paved area having various shrub and plant borders, steps down to basement door, steps up to front door.

LARGE REAR GARDEN Large paved area onto various shrub, tree and plant borders, brick built summerhouse, brick built shed having power and lighting.

## LOCATION

Conveniently situated on level ground with St Mary De Haura Church in the centre of Shoreham being close by, along with comprehensive shopping facilities, health centre, library and mainline railway station. The property is also close to the footbridge over the River Adur to Shoreham Beach, and has Sussex Yacht Club opposite to the south side. Brighton and Worthing are both approximately 6 miles to the east and west respectively.



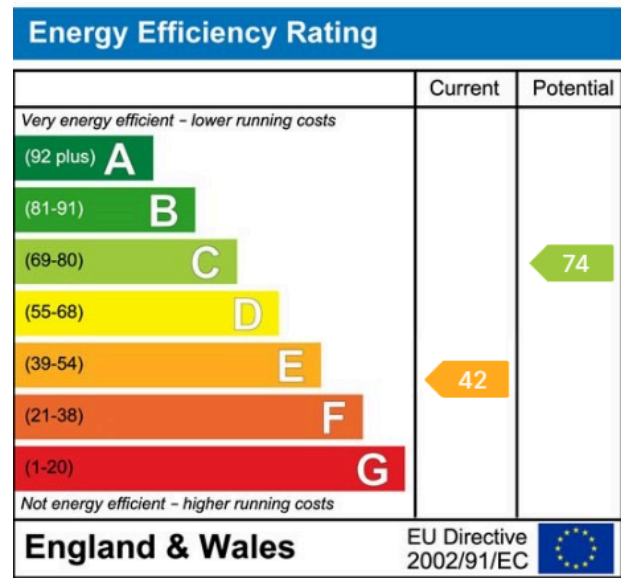


Approximate total area<sup>0</sup>  
 1146.47 ft<sup>2</sup>  
 106.51 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 1324 sqft)

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.