



**Bergamot Crescent | Shoreham by Sea | BN43 6JH**

**Guide Price £450,000 - £500,000**



We are delighted to offer for sale this spacious three double bedroom link detached family home situated on this large corner plot in popular Herb estate.



# Key Features

- Three Double Bedrooms
- Link Detached
- Open Plan Lounge/Dining Room
- Modern Kitchen
- Contemporary Family Bathroom
- Off Road Parking & Garage
- Feature Rear Garden
- Ground Floor Wc
- Conservatory
- Popular North Shoreham Location



**3 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

Pvcu double glazed door to:-

ENCLOSED PORCH Comprising obscured glass pvcu double glazed windows, laminate flooring, two light fittings, power points, door opening into:-

SPACIOUS ENTRANCE HALL Comprising pvcu double glazed window, double doors to spacious understairs cupboard with light, wall mounted fusebox, gas meter. Radiator, tiled flooring, wall mounted heating control panel, two light fittings.

GROUND FLOOR WC South/West aspect. Comprising obscured glass pvcu double glazed window, single light fitting, low flush wc, hand wash basin with mixer tap, part tiled walls, tiled flooring.

SPACIOUS CONTEMPORARY KITCHEN East aspect. Comprising pvcu double glazed window, granite work surfaces with cupboards below, matching eye level cupboards, inset single drainer sink unit with mixer tap, matching cupboard with wall mounted Vaillant combination boiler, obscured glass pvcu double glazed door out onto feature rear garden, matching integrated Bosch dishwasher and washing machine, integrated fridge/freezer, tiled flooring, single light fitting, recessed lighting, radiator.

OPEN PLAN LOUNGE/DINING ROOM West aspect. Comprising obscure glass pvcu double glazed bow fronted window, carpeted flooring, two radiators, two light fittings, coving, feature electric fireplace, pvcu double glazed sliding door out onto:-

CONSERVATORY East, North & South aspect. Comprising pvcu double glazed windows, pvcu double glazed doors out onto feature rear garden, two wall light fittings, tiled flooring.

FIRST FLOOR SPLIT LEVEL LANDING West aspect, Comprising pvcu double glazed window, single light fitting, carpeted flooring.

BEDROOM ONE East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, built in wardrobe with hanging rail and shelving.

BEDROOM TWO West aspect with pleasant outlook. Comprising pvcu double glazed window, radiator, single light fitting, carpeted flooring,

BEDROOM THREE East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, built in wardrobe with hanging rail and slatted shelving.

FAMILY BATHROOM South aspect. Comprising obscured glass pvcu double glazed window, low flush wc, pedestal hand wash basin with mixer tap, panel enclosed bath with integrated shower attachment over benefiting from fully tiled walls, large heated towel rail, shaving point, vinyl tiled flooring.

## EXTERNAL

FRONT GARDEN Paved area providing off road parking leading to garage, pathway leading to front door, lawned area with various shrubs and trees.

FEATURE REAR GARDEN Mainly laid to lawn with various shrub, bush and flower borders, wall enclosed.

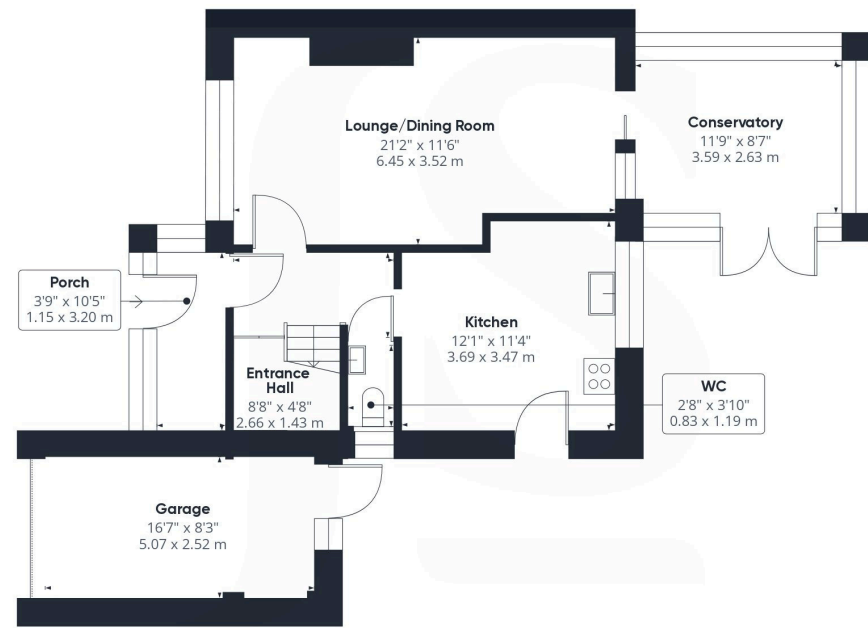
BRICK BUILT GARAGE With up and over door, having power and lighting.

## LOCATION

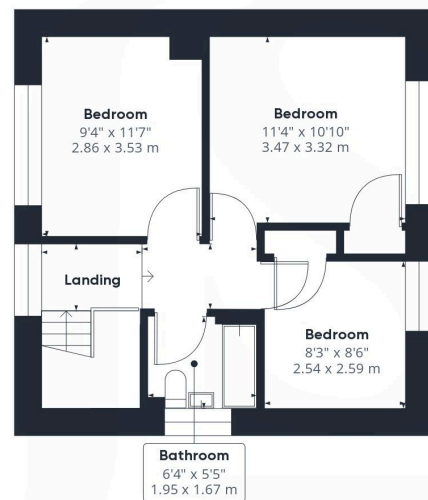
Conveniently situated on this popular "Herb development!". Local shops are located in Upper Shoreham Road whilst the Holmbush Shopping Centre is a short distance away. The centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station is just over 1 mile distant.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor 0



Floor 1



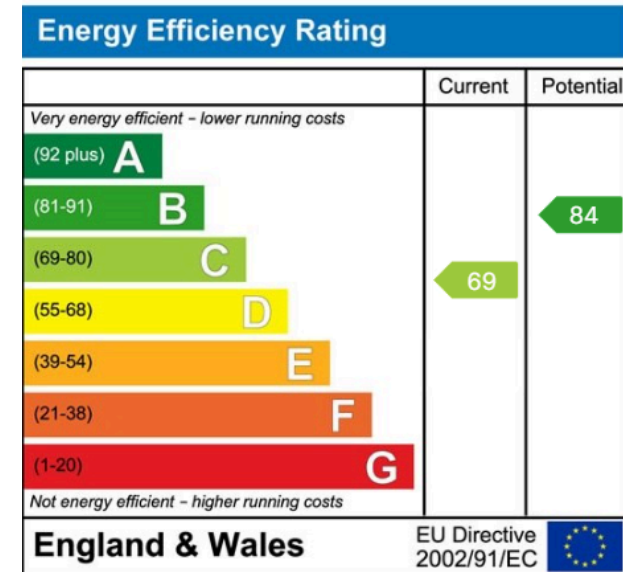
Approximate total area<sup>1)</sup>

1174.86 ft<sup>2</sup>  
109.15 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: 850 sqft)

Tenure: Freehold

Council tax band: D

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.