



Clarendon Road | Shoreham by Sea | BN43 6YF

Offer Over £375,000





We are delighted to offer for sale this spacious three double bedroom semi detached family home situated in this popular Shoreham location



Key Features

- Three Double Bedrooms
- Two Toilets
- Dual Aspect Lounge/Diner
- Spacious Kitchen
- Large Plot
- Scope to Extend(stnpc)
- Off Road Parking
- Semi Detached Family Home
- Good School Catchment For Shoreham Academy



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

ENTRANCE PORCH Obscured glass pvcu double glazed door through to:-

ENTRANCE HALL Comprising laminate flooring, radiator, understairs storage space, stairs to first floor

OPEN PLAN LOUNGE/DINER South and North aspect. Comprising laminate flooring, pvcu double glazed window, pvcu double glazed sliding door to rear garden, feature ornate fireplace, two radiators, serving hatch through to kitchen.

MODERN KITCHEN North and East aspect. Comprising laminate flooring, pvcu double glazed window, pvcu double glazed door with cat flap leading out to rear porch, solid wood work surfaces with fitted range of cupboards and drawers, inset single drainer stainless steel sink unit, space for oven/cooker, space and plumbing for washing machine, breakfast bar area with seating for one, space for freestanding fridge/freezer, wall mounted Glow-Worm combination boiler, part tiled splashbacks.

SUN ROOM Comprising obscure glass windows, have power and lighting, wooden door out to rear garden.

GROUND FLOOR WC East aspect. Comprising obscure glass pvcu double glazed window, low level flush wc, wall hung hand wash basin, vinyl flooring, fully tiled walls.

FIRST FLOOR LANDING South aspect. Comprising pvcu double glazed window, stripped wood flooring, loft hatch access.

BEDROOM ONE North aspect. Comprising pvcu double glazed window, stripped wood flooring, radiator.

BEDROOM TWO South aspect. Comprising pvcu double glazed window, stripped wood flooring, radiator.

BEDROOM THREE North aspect. Comprising pvcu double glazed window, stripped wood flooring, radiator.

BATHROOM South aspect. Comprising obscured glass pvcu double glazed window, vinyl flooring, panel enclosed bath with integrated shower over, pedestal hand wash basin, low flush wc, radiator, part tiled walls.

EXTERNAL

FRONT GARDEN Laid to block paving providing off street parking, large lawned area with various shrubs, trees and bushes, gate to side access.

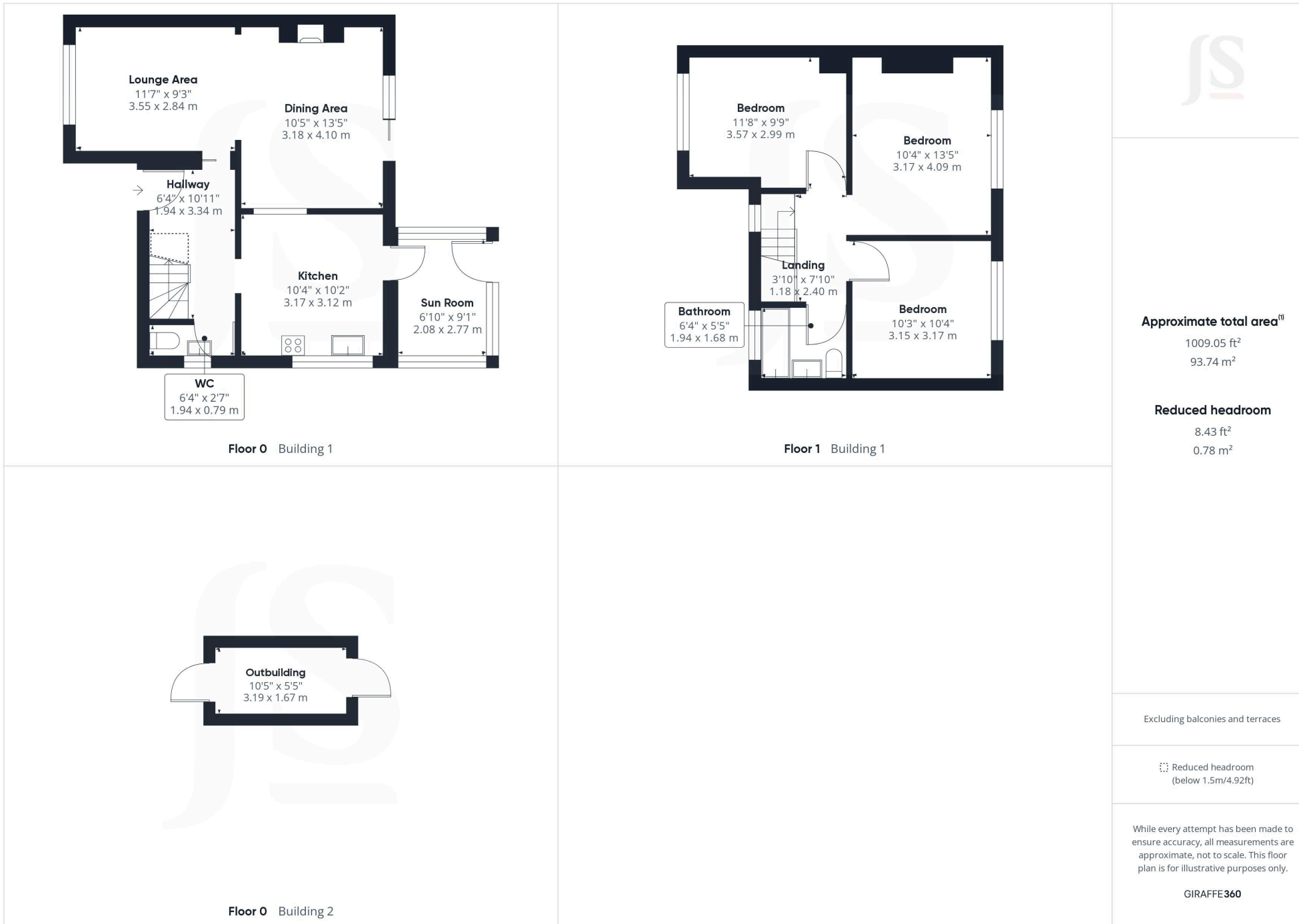
GOOD SIZE REAR GARDEN Laid to decked area leading onto lawned area with various shrubs and trees, further decked area, fence enclosed, large brick built outbuilding useful for storage.

LOCATION

Conveniently situated in this pleasant residential location on level ground. The Holmbush Centre is within a short walking distance and Kingston Beach is also easily accessible. Sought after primary and secondary schools obtaining 'outstanding' Ofsted ratings are also within the catchment area. Shoreham town centre is approximately one and a half miles away with its comprehensive shopping facilities, health centre, library and mainline railway station, whilst Brighton and Worthing are to the east and west respectively.



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



Approximate total area⁰

1009.05 ft²
93.74 m²

Reduced headroom

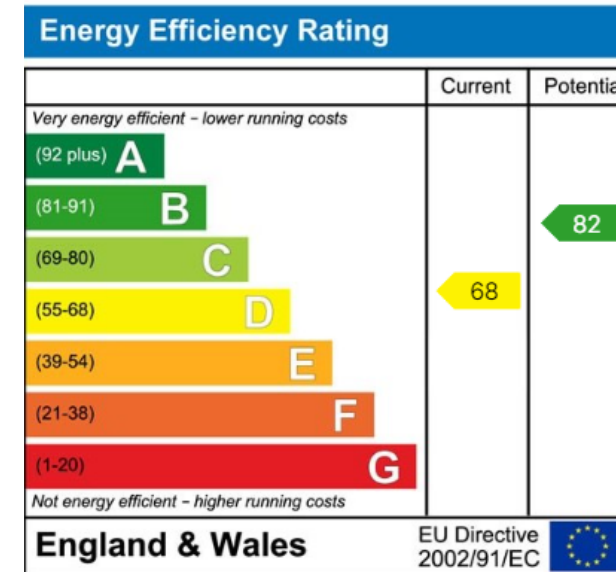
8.43 ft²
0.78 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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: 947 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.