



Cissbury Way | Shoreham by Sea | BN43 5FW  
Guide Price £525,000





We are delighted to offer for sale this unique opportunity to acquire this spacious three double bedroom end of terrace family home with added benefit of feature rear garden and access to garage.





# Key Features

- Three Bedrooms
- Underfloor Heating
- Main Bedroom with Dressing Room and Ensuite
- Dual Aspect Open Plan Lounge/Dining Room
- Modern Fitted Open Plan Kitchen
- Newly Renovated and Extended
- Garage In Compound
- 26' Dual Aspect Living Area
- South Facing Garden
- Popular North Shoreham Location



**3 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

## INTERNAL

Obscured glass front door through to:- OPEN PLAN ENTRANCE North aspect. Comprising obscured glass pvcu double glazed window, further double glazed window, vinyl flooring, recessed spotlights, opening through to:-

SPACIOUS OPEN PLAN LOUNGE/DINING ROOM North and South aspect. Comprising solid wood flooring, pvcu double glazed window, three contemporary upstanding radiators, contemporary wall mounted radiator, understairs recess for storage/office space, double glazed bifolding doors out to rear garden, recessed shelving. Opening through to:-

LARGE OPEN PLAN MODERN FITTED KITCHEN South aspect. Comprising pvcu double glazed window, tiled flooring and benefitting from underfloor heating, wooden work surfaces, fitted range of contemporary fitted units and drawers, inset single drainer sink unit with contemporary mixer tap, inset five ring gas hob with oven below and extractor fan over, space for American style fridge/freezer, space and provision for dishwasher and washing machine, breakfast bar area with seating for two and recessed shelving above, part tiled splashbacks, recessed spotlights.

GROUND FLOOR WC Comprising low flush wc, circular bowl hand wash basin with contemporary mixer tap part tiled splashback, extractor fan, underfloor heating.

Door to:- INTERNAL HALLWAY Comprising storage cupboard with shelving, stairs to:-

FIRST FLOOR LANDING Comprising carpeted flooring, upstanding radiator, hatch to loft space, recessed spotlights.

BEDROOM ONE South aspect. Comprising pvcu double glazed window, further obscure glass pvcu double glazed window, radiator, carpeted flooring, recessed spotlights, opening through to:-

DRESSING AREA Comprising carpeted flooring, built in wardrobes, door through to:-

ENSUITE BATHROOM South aspect. Comprising obscure glass pvcu double glazed window, lvt herringbone flooring, wall mounted vanity unit with two circular hand wash basins and storage space below having tiled splashbacks, low flush wc, contemporary freestanding bath with contemporary mixer tap, extractor fan, wall mounted ladder style heated towel rail.

BEDROOM TWO South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, recessed spotlights.

BEDROOM THREE North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, recessed spotlights.

CONTEMPORARY FAMILY BATHROOM South aspect. Comprising laminate flooring, panel enclosed bath with contemporary mixer tap with integrated shower over, part tiled walls, wall mounted ladder style heated towel rail, low flush wc, contemporary hand wash basin with mixer tap and vanity unit below,

## EXTERNAL

GARAGE In nearby compound, being brick built with up and over door, door to rear garden.

FRONT GARDEN

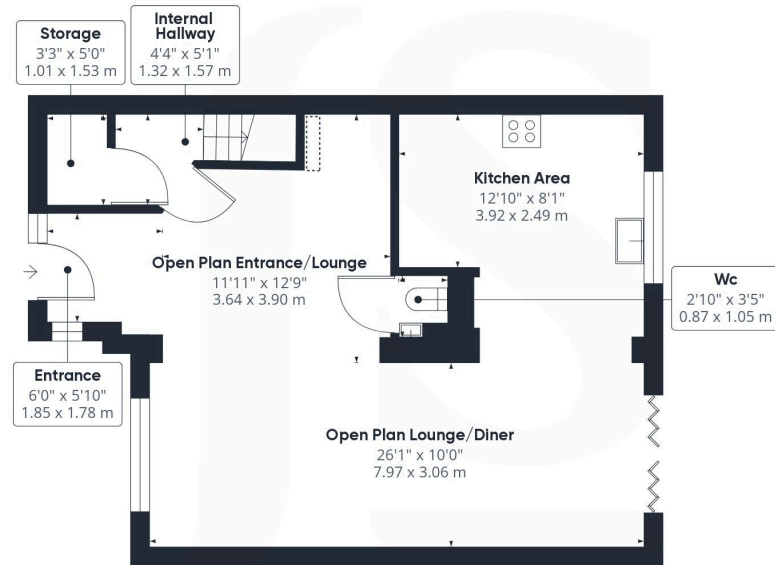
REAR GARDEN Paved patio area leading onto lawned area having raised borders and feature stone border, door to garage, fence and wall enclosed, rear access

## LOCATION

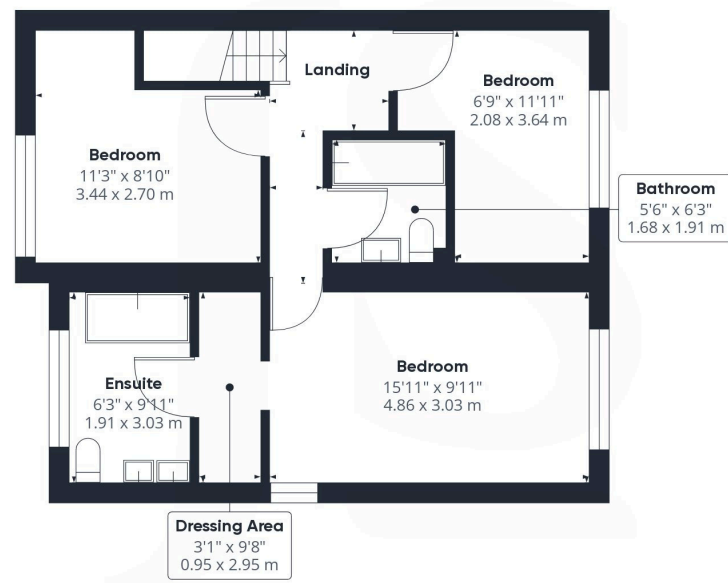
Conveniently situated on elevated ground on the popular Buckingham Farm development approx. three quarters of a mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. The sea front and South Downs are both easily accessible, as is the A27 east/west route to Worthing, Brighton and beyond.







Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
1213.57 ft<sup>2</sup>  
112.74 m<sup>2</sup>

Reduced headroom  
2.34 ft<sup>2</sup>  
0.22 m<sup>2</sup>

(1) 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



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by floorplan): 1213 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.