



North Street | Shoreham by Sea | BN43 5DJ

£525,000



We are delighted to offer for sale this terraced family home situated in heart of Shoreham town centre benefitting from off road parking and integral garage.

Property details: [North Street](#) | [Shoreham by Sea](#) | [BN43 5DJ](#)

# Key Features

- Four Bedrooms
- Spacious South Aspect Lounge
- Kitchen/Breakfast room
- Ensuite Master Bedroom
- Family Bathroom
- Off Road Parking
- Integral Garage
- No Onward Chain
- Central Shoreham Location



**4 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

ENTRANCE PORCH Wooden front door into:-

ENTRANCE HALL Comprising radiator, carpeted flooring, single light fitting, door into integral garage, door through to:-

HALLWAY Comprising radiator, carpeted flooring, stairs to first floor, understairs storage space, single light fitting.

KITCHEN/BREAKFAST ROOM North aspect. Comprising pvcu double glazed window, range of fitted cupboards and drawers, inset one and a half bowl stainless steel sink unit with mixer tap, space for slimline dishwasher, space for gas oven/cooker, space for fridge/freezer, wall mounted Worcester boiler, extractor fan, ceiling mounted strip light, single ceiling light fitting, radiator, part tiled walls.

GROUND FLOOR WC Comprising vinyl flooring, low flush wc, hand wash basin with tiled splashback, single light fitting.

SPACIOUS LOUNGE South aspect. Comprising pvcu double glazed window and pvcu double glazed sliding patio door out to rear garden, carpeted flooring, radiator, two ceiling light fitting.

FIRST FLOOR LANDING Comprising carpeted flooring, storage cupboard, loft hatch access.

BEDROOM ONE South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, door through to :-

ENSUITE SHOWER ROOM

BEDROOM THREE South aspect. Comprising pvcu double glazed window, carpeted flooring, radiator, single light fitting.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single ceiling light fitting.

BEDROOM FOUR North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single ceiling light fitting, built in storage cupboard.

FAMILY BATHROOM Comprising high level fan light window, panel enclosed bath with shower attachment, pedestal hand wash basin, low level flush wc, radiator, single wall light, part tiled walls, carpeted flooring.

## EXTERNAL

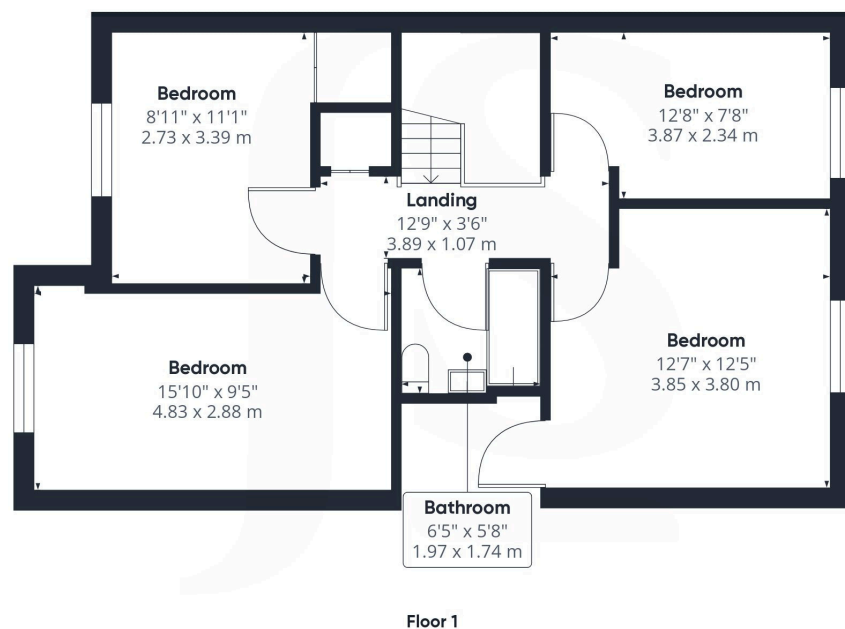
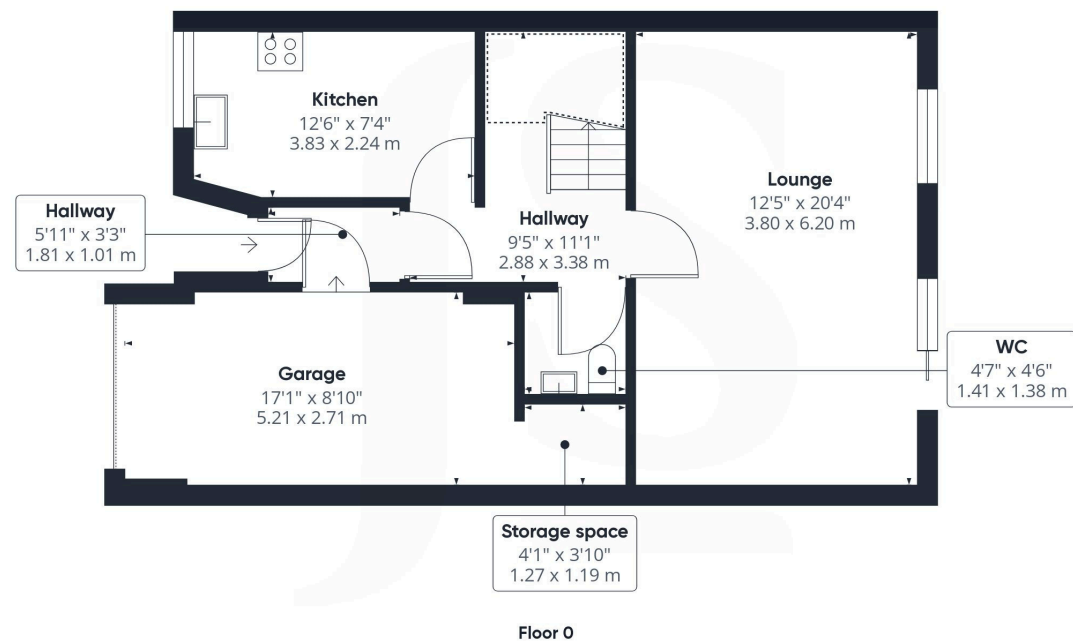
FRONT GARDEN Laid to hardstanding providing off street parking for one vehicle, further paved area having mature shrub and flower borders.

INTEGRAL GARAGE With up and over door, having power and lighting, also housing gas meter.

SOUTH FACING REAR GARDEN Paved patio area leading onto lawned area having various mature shrub and plant borders,

## LOCATION

Ideally situated in the Heart of Shoreham Town centre with its comprehensive shopping facilities, health centre and library. In the main High Street there is also a good selection of restaurants and bars along with a footbridge which leads over the River Adur giving direct access to the Beach and Sea.



**Approximate total area<sup>†</sup>**  
 1245.16 ft<sup>2</sup>  
 115.68 m<sup>2</sup>

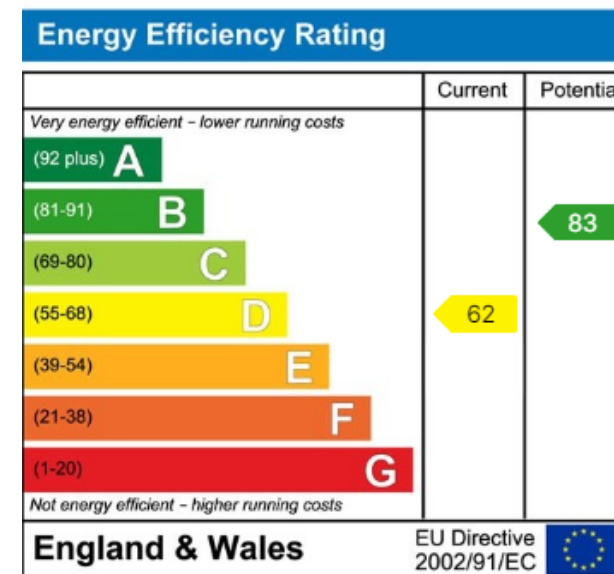
**Reduced headroom**  
 33.87 ft<sup>2</sup>  
 3.15 m<sup>2</sup>

(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



## Property Details:

Floor area (as quoted by EPC: 1173 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.