



Park Avenue | Shoreham by Sea | BN43 6PG

Offers Over £700,000





We are delighted to offer for sale this spacious four double bedroom detached family home situated within this popular Shoreham location.



Property details: [Park Avenue](#) | [Shoreham by Sea](#) | [BN43 6PG](#)

# Key Features

- Four Double Bedroom Detached Family Home
- Main Bedroom with Dressing Room
- Large Open Plan Lounge/Dining Room
- Spacious Kitchen
- Conservatory
- Integral Garage and Off Road Parking
- Feature Sun Trap Rear Garden
- No Ongoing Chain
- Scope To Extend (STNPC)
- Popular Shoreham Location within Shoreham Academy Catchment



**4 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Pvcu double glazed door through to:- LARGE PORCH With wall mounted light fitting, pvcu double glazed windows, obscure glass pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, two wall mounted light fittings, wall mounted heating control panel, carpeted flooring, understairs storage cupboard.

DUAL ASPECT LOUNGE/DINING ROOM East and West aspect. Comprising pvcu double glazed windows, single glazed double doors out onto conservatory, two radiators, feature fireplace, carpeted flooring, three wall mounted light fittings, three ceiling mounted light fittings.

CONSERVATORY Accessed via lounge, three wall mounted light fittings, carpeted flooring, pvcu double glazed windows, double doors out onto feature rear garden.

DOUBLE ASPECT KITCHEN East and South aspect. Comprising obscure glass pvcu double glazed door out to side access and rear garden, pvcu double glazed window, further obscured glass double glazed window, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, inset four ring electric hob with extractor fan over, inset Bosch double oven, integrated Samsung microwave, matching integrated washing machine, matching integrated dishwasher.

GROUND FLOOR WC South aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin with vanity unit below, single light fitting.

INTEGRAL GARAGE With power and lighting, wall mounted Worcester boiler, electric up and over door, fusebox, gas meter.

FIRST FLOOR LANDING Comprising carpeted flooring, loft hatch access, radiator, single light fitting, large storage cupboard housing hot water cylinder.

DOUBLE ASPECT MAIN BEDROM WITH DRESSING ROOM East and West aspect. Comprising carpeted flooring, two light fittings, pvcu double glazed windows, three radiators, various built in wardrobes with hanging rails and shelving, fitted hand wash basin with vanity unit.

DOUBLE ASPECT BEDROOM TWO North and West aspect. Comprising three pvcu double glazed windows, two radiators, hand wash basin with vanity unit, wardrobes with hanging rails and shelving, carpeted flooring, two light fittings, internal obscure glass single glazed window.

BEDROOM THREE South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, fitted wardrobe with hanging rail and shelving.

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

FOUR PIECE BATHROOM SUITE East aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower attachment over, pedestal hand wash basin, low flush wc, bidet, tiled walls, carpeted flooring, wall mounted electric heater, heated towel rail, single light fitting.

## EXTERNAL

FRONT GARDEN Large lawned area with various shrub borders, off road parking leading to garage, dwarf wall enclosed.

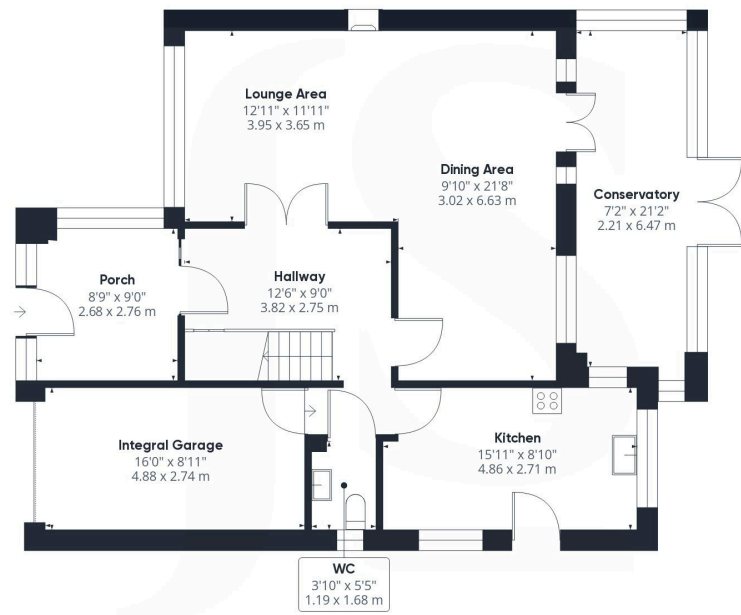
MATURE REAR GARDEN Stepping out onto patio area leading onto large lawned area with various mature tree, plant and shrub borders, leading further onto nook area with patio area, timber built shed, feature flint wall, fence enclosed, side accesses to front.

## LOCATION

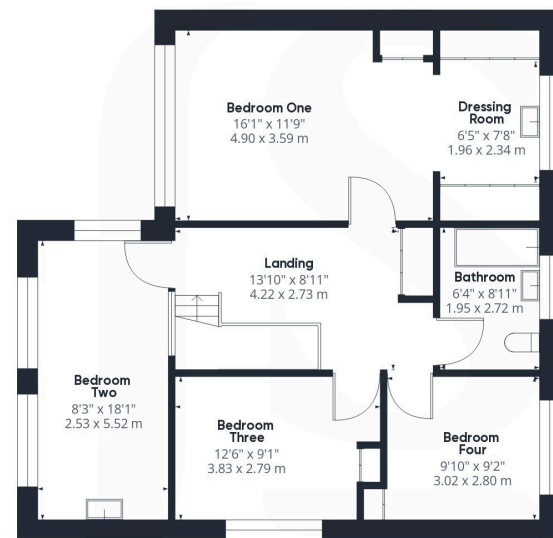
This spacious family home is conveniently situated on a quiet, residential street in picturesque Shoreham-by-Sea, just east of Buckingham Park between Upper Shoreham Road and Middle Road. This desirable residence comes to market for the first time in almost sixty years and is offered with no onward chain. It combines classic charm with modern convenience. With four double bedrooms, open-plan living/dining area, mature, well-maintained gardens, integral garage and off-road-parking and situated in a peaceful, friendly neighbourhood, this property offers everything a family could wish for. Opposite an open green, local shops around the corner, less than a mile from Shoreham Station and local schools close at hand (within catchment for Shoreham Academy - OFSTED Outstanding). Scope for modernisation and extension (STNPC).



To book a viewing contact us on: 01273 441341 | [shoreham@jacobs-steel.co.uk](mailto:shoreham@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



Floor 0



Floor 1

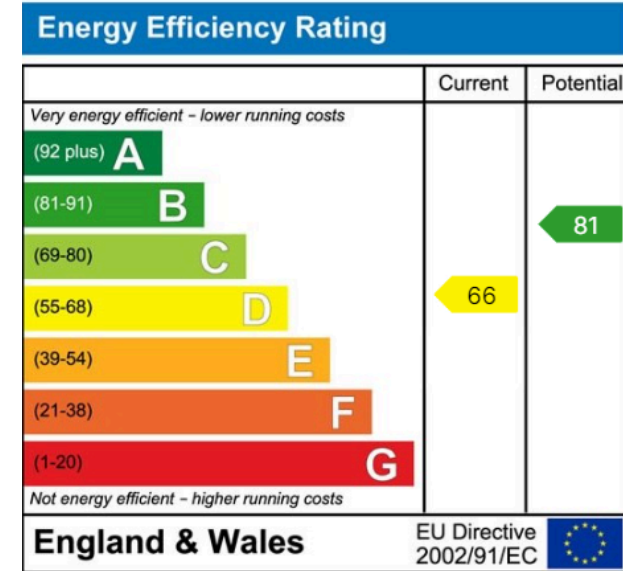


Approximate total area<sup>(1)</sup>  
 1913.16 ft<sup>2</sup>  
 177.74 m<sup>2</sup>

(1) 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: 1550sqft)

Tenure: Freehold

Council tax band: E

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.