



Ham Road | Shoreham by Sea | BN43 6PA

Offer Over £400,000







We are delighted to offer for sale this unique three double bedroom detached family home situated in the heart of Shoreham town centre.





# Key Features

- Three Double Bedrooms
- Newly Fitted Family Shower Room
- Downstairs Wc
- Open Plan Kitchen/Dining Room
- Gates Side Access With Courtyard
- Situated Within The Heart Of Shoreham Town Centre
- Spacious Lounge
- Contemporary Fitted Kitchen
- Close Proximity To Shoreham Station



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Obscured glass pvcu double glazed door into:-

SPACIOUS LOUNGE South aspect. Comprising pvcu double glazed window, carpeted flooring, two contemporary upstanding radiators, contemporary light fittings, various power points, glazed wooden door through to:-

OPEN PLAN KITCHEN/DINER North and West aspect. Comprising two pvcu double glazed windows, LVT flooring, three contemporary radiators, inset spotlights, two contemporary light fittings. modern fitted kitchen with range of fitted units and drawers, wood effect work surfaces with inset stainless steel one and a half bowl single drainer sink unit with mixer tap, built in eye level Siemens microwave, separate island with inset electric hob, having cupboards below and two integrated Siemens single ovens, breakfast bar area with seating for one.

UTILITY CUPBOARD Space and plumbing for washing machine, useful storage space.

GROUND FLOOR WC Comprising LVT flooring, contemporary radiator, hand wash basin with vanity unit below, low flush hidden cistern wc, chrome ladder style towel rail, wall mounted mirrored cabinet with feature LED lighting, part tiled walls, inset spotlights, extractor fan.

INTERNAL HALLWAY Opening through from Kitchen. West aspect. Comprising pvcu double glazed door out to side access, contemporary radiator, stairs to first floor.

FIRST FLOOR LANDING West aspect. Comprising pvcu double glazed window, inset spotlights.

BEDROOM ONE South aspect. Comprising pvcu double glazed window, carpeted flooring, radiator, inset spotlights, range of built in furniture including two bedside drawer cabinets, dressing table and mirrored wardrobe.

BEDROOM THREE East aspect. Comprising pvcu double glazed window, contemporary radiator, inset spotlights, carpeted flooring, hatch to loft access.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, contemporary radiator, carpeted flooring.

MODERN FITTED SHOWER ROOM West aspect. Comprising velux window, vinyl flooring, contemporary radiator, inset mirrored cabinet with feature LED lighting, walk in shower area with integrated shower, low flush hidden cistern wc, contemporary wall mounted hand wash basin with worksurface having feature towel holders and storage below, wall mounted heated towel rail, fully tiled walls.

## EXTERNAL

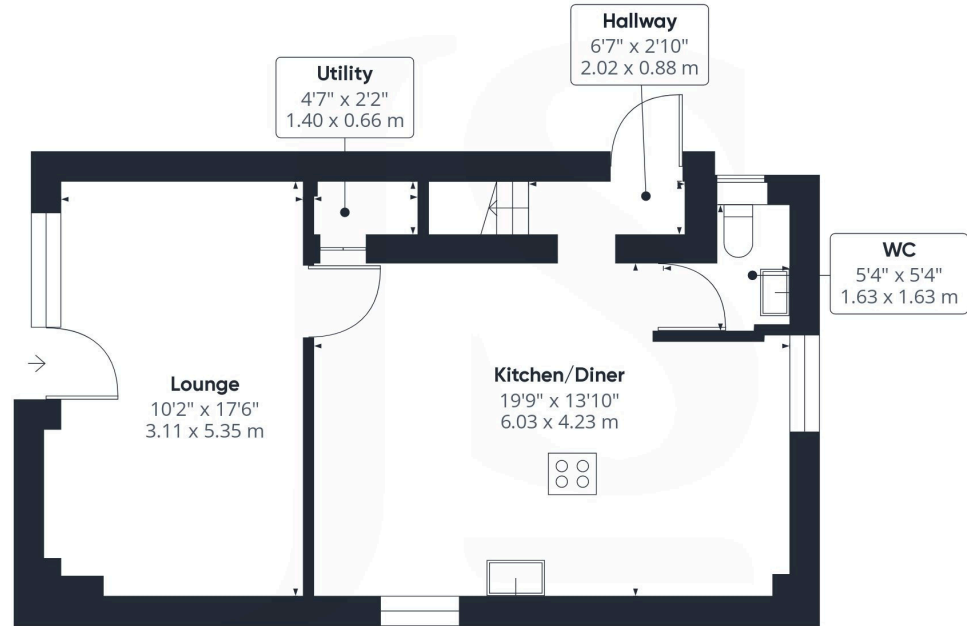
SIDE AND REAR COURTYARD Laid to decking, gate to front access, timber built storage shed, fence and wall enclosed.

## LOCATION

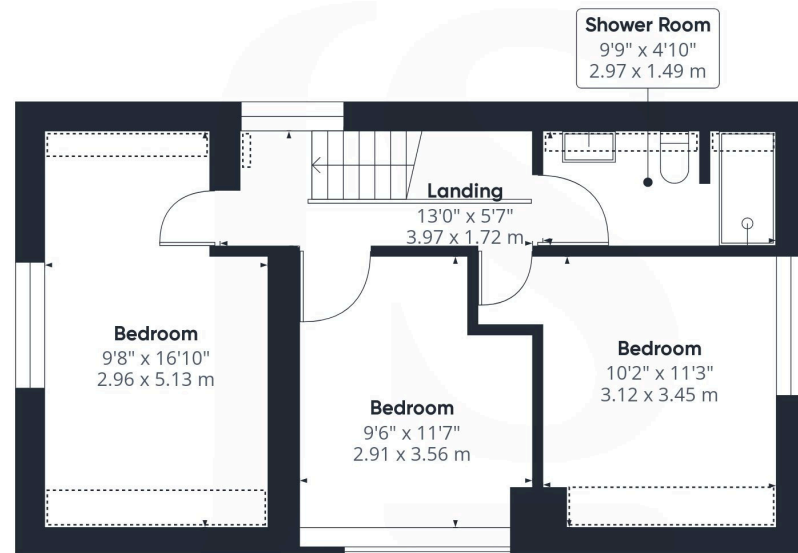
Conveniently situated within a minute or two of Shoreham mainline railway station and the Town Centre with its comprehensive shopping facilities, health centre and library which are all just a short walk away. There is a footbridge at the end of East Street over the River Adur to Shoreham Beach, and pleasant walks and rides nearby over the South Downs or up the Adur Valley.







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1001.09 ft<sup>2</sup>  
93 m<sup>2</sup>

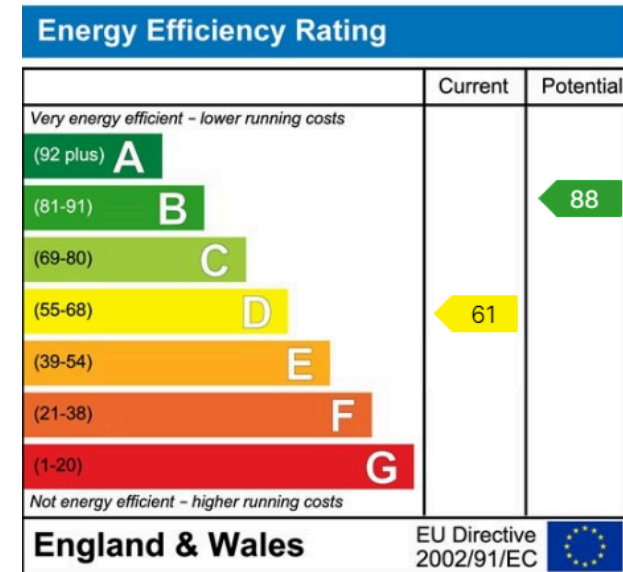
**Reduced headroom**  
47.45 ft<sup>2</sup>  
4.41 m<sup>2</sup>

(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: 1087 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.