



Old Shoreham Road | Shoreham by Sea | BN43 5TE  
£475,000





We are delighted to offer for sale this spacious and extended five bedroom end of terrace family home benefitting from direct views over River Adur and being with close proximity to Shoreham town centre.



# Key Features

- End Of Terrace Family Home
- Five Bedrooms
- Two Bathrooms
- Garage And Off Road Parking To Rear
- Open Plan Lounge/Dining Room
- Sun Trap Rear Garden
- Close Proximity To Shoreham Town Centre
- Attractive Views Over River Adur



5 Bedrooms



2 Bathrooms



1 Reception Room

## INTERNAL

EXPOSED STORM PORCH South/West aspect. Comprising pvcu double glazed windows, tiled flooring, wooden front door through to:-

SPACIOUS ENTRANCE HALL South/West aspect. Comprising obscure single glazed wooden framed window, lvt flooring, radiator, single light fitting, coving, stairs to first floor.

OPEN PLAN LOUNGE/DINING ROOM South/West and North/East aspect.  
Lounge Area: Comprising pvcu double glazed bay window, carpeted flooring, feature gas fireplace, coving, single light fitting, radiator, opening to:-

Dining Room: Comprising carpeted flooring, coving, radiator, single light fitting, serving hatch to kitchen, double glazed sliding door through to:-

LEAN TO / GARDEN ROOM North/East aspect. Comprising single glazed windows, single glazed doors out onto feature rear garden, tiled flooring, space and provision for fridge and freezer.

KITCHEN North/East aspect. Comprising pvcu double glazed window, obscure glass pvcu double glazed door, roll edge laminate work surfaces, cupboards below, matching eye level cupboards, single drainer stainless steel sink unit, space and provision for washing machine, space for freestanding electric oven/cooker, space and provision for under counter fridge, single light fitting, lvt flooring, coving.

FIRST FLOOR LANDING Comprising carpeted flooring, single light fitting, stairs to second floor.

MAIN BEDROOM North/East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, wall mounted light fitting, fitted storage cupboards with shelving and hanging rail, coving.

BEDROOM TWO South/West aspect benefitting from direct views over the River Adur and onwards to the South Downs and Airport. Comprising pvcu double glazed window, radiator, carpeted flooring, radiator, coving, built in storage cupboard with hanging rail and shelving.

BEDROOM THREE South/West aspect benefitting from direct views over the River Adur and onwards to the South Downs and Airport. Comprising pvcu double glazed window, single light fitting, carpeted flooring, radiator, coving.

BATHROOM North/East aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower attachment over, low flush wc, pedestal hand wash basin with vanity unit above, single light fitting, coving, fully tiled walls, lvt flooring, radiator.

SECOND FLOOR LANDING Comprising carpeted flooring, single light fitting.

BEDROOM FOUR East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

BEDROOM FIVE South/West aspect benefitting from direct views over the River Adur and onwards to the South Downs and Airport. Comprising two velux windows, door to eaves access, carpeted flooring, single light fitting, overstairs storage cupboard, radiator.

SHOWER ROOM North/East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin with vanity unit below, extractor fan, single light fitting, fully tiled walls, step in shower cubicle with integrated shower attachment over, vinyl flooring.

## EXTERNAL

FRONT GARDEN Laid to paving being dwarf wall enclosed.

REAR GARDEN Stepping out onto large patio area with pathway leading to lawned area leading further onto patio and various outbuildings - single glazed timber built shed with power, raised decking area and privacy fence. further two timber built sheds, outside tap, external power points, various tree, shrub and plant borders. Large store room next to garage.

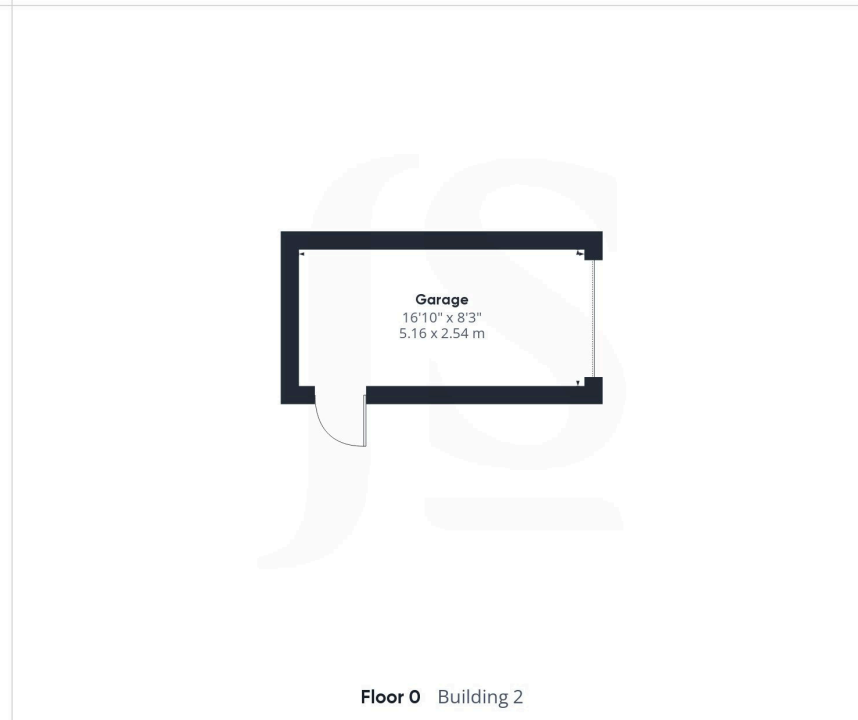
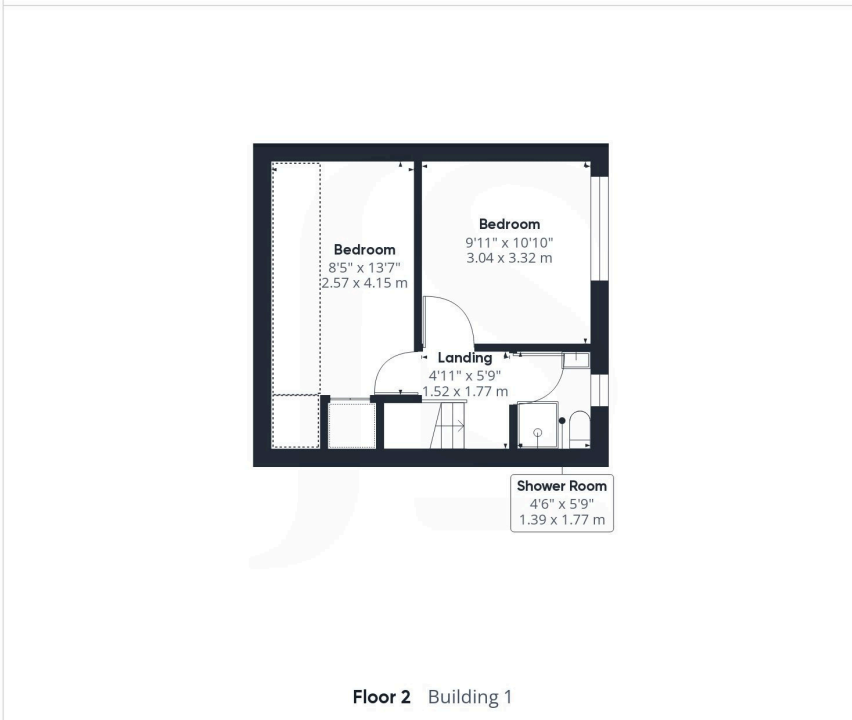
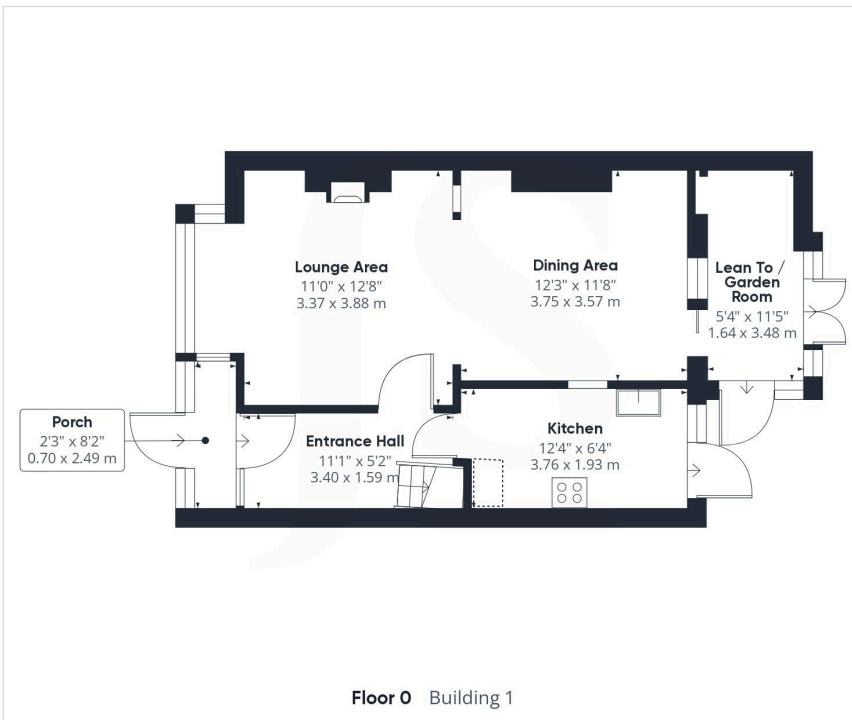
GARAGE Accessed via road from Connaught Avenue having double opening doors, side access door to rear.

## LOCATION

Situated in a popular location being across the road of access to the River Adur and approximately half a mile of Shoreham High Street which has comprehensive shopping facilities along with various restaurants, pubs and bars along with a health centre, library and a mainline railway station with links direct to London Victoria, local schools are also within easy reach



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)



**JS**

Approximate total area<sup>(1)</sup>  
1376.6 ft<sup>2</sup>  
127.89 m<sup>2</sup>

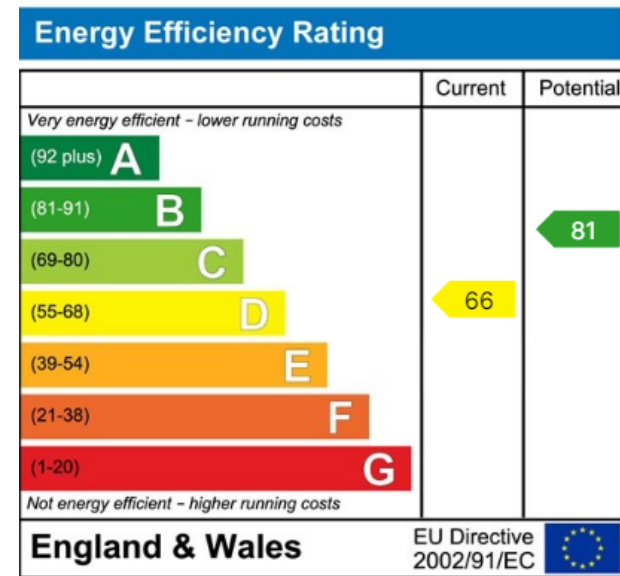
Reduced headroom  
49.96 ft<sup>2</sup>  
4.64 m<sup>2</sup>

(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): 1227 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.