



Rosemary Drive | Shoreham by Sea | BN43 6HT
Guide Price £550,000



We are delighted to offer for sale this exciting opportunity to acquire this extended three/four bedroom detached house situated within this popular and convenient residential location.



Key Features

- Scope For Further Off Road Parking (Stnpc)
- Shoreham Academy Catchment Area
- Off Road Parking
- South Facing Rear Garden
- Annexe Potential (Stnpc)
- Lounge Through Dining Room
- Integral Garage with Scope To Convert (Stnpc)
- Ground Floor Cloakroom
- Alarm System With Optional Ongoing Subscription
- No Ongoing Chain - Inspection Advised



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

EXPOSED PORCH Front door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, wall mounted alarm control panel, understairs storage cupboard housing wall mounted gas meter and central alarm system.

GROUND FLOOR CLOAKROOM West aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin, part tiled splashback.

LOUNGE THROUGH DINING ROOM South and North aspect. Comprising pvcu double glazed window, two radiators, inset log effect electric fire, pvcu double glazed slide door through to feature South facing rear garden.

SPACIOUS KITCHEN South aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards and drawers below (one featuring pull out breakfast bar), matching eye level cupboards, inset double bowl sink unit with mixer tap, part tiled splashbacks, space for oven/cooker with extractor fan over, provision for washing machine, space for fridge/freezer, ceiling mounted directable spotlights, door through to:-

BEDROOM FOUR/POTENTIAL ANNEXE North and South aspect. Comprising pvcu double glazed window, door leading to front and pvcu double glazed door leading out onto feature South facing garden, wall mounted electric meter, radiator.

FIRST FLOOR LANDING Comprising pvcu double glazed window, loft hatch access.

BEDROOM ONE South aspect. Comprising pvcu double glazed window, radiator, built in wardrobe with hanging rail and shelving.

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

BEDROOM THREE South aspect. Comprising pvcu double glazed window, radiator, built in wardrobe housing wall mounted Baxi combination boiler.

MODERN BATHROOM West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath having a wall mounted Triton electric shower over, pedestal hand wash basin, low flush wc, wall mounted heated towel rail, fully tiled walls, sunken spotlights.

EXTERNAL

FRONT GARDEN Large Indian stone block paved driveway affording off road parking for approximately three vehicles leading onto large lawned area having various mature shrub, tree and plant borders, wall mounted light, separate door leading into Bedroom four/potential annexe.

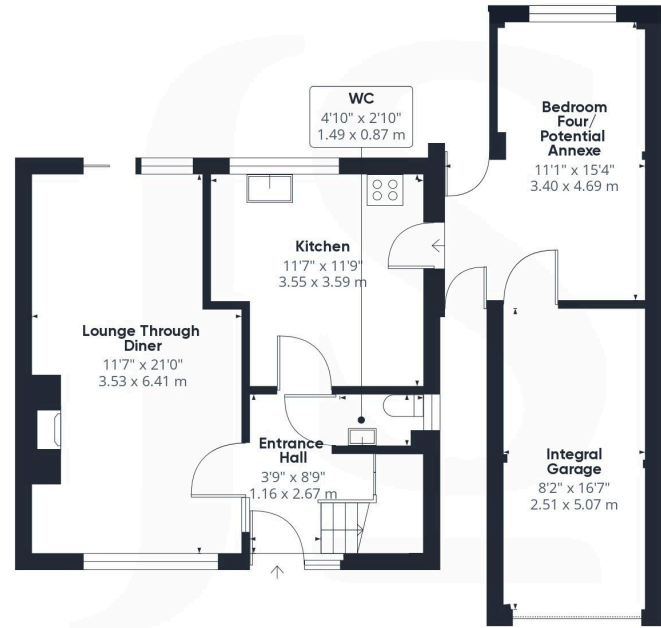
FEATURE SOUTH FACING REAR GARDEN Laid Indian sandstone block paving, leading onto large lawned having various mature shrub, tree and plant borders, wall mounted light, gate side access, outside tap, being wall and fence enclosed.

INTEGRAL GARAGE Having an up and over door benefitting from power and lighting.

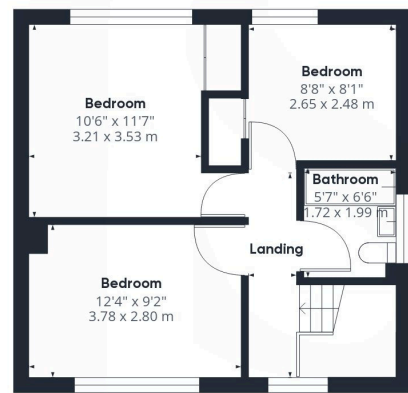
LOCATION

Conveniently situated on this popular "Herb development" being within the Shoreham Academy catchment area. Local shops are located in Upper Shoreham Road whilst the Holmbush Shopping Centre is a short distance away. The centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station is just over 1 mile distant.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1127.84 ft²
104.78 m²

Reduced headroom

0.22 ft²
0.02 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

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

Property Details:

Floor area (as quoted by EPC: 1066 sqft)

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.