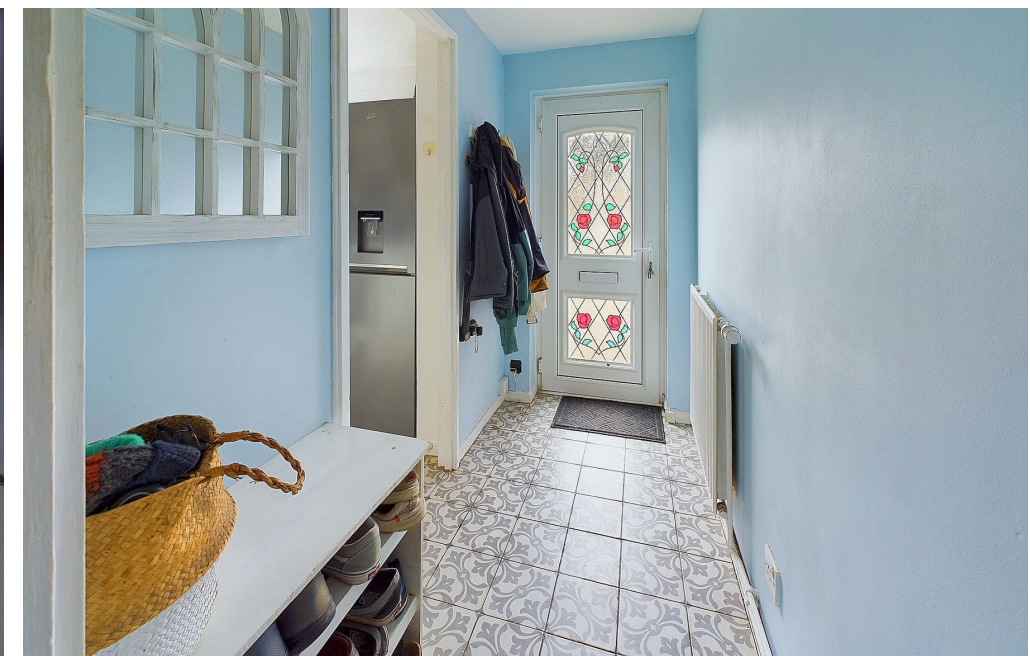




Parklands | Shoreham by Sea | BN43 6NN  
Offers Over £290,000



We are delighted to offer for sale this spacious two double bedroom mid terrace house situated in the popular Parklands development in Shoreham.



# Key Features

- Mid Terrace
- Two Double Bedrooms
- Modern Kitchen
- Spacious Lounge/Dining Room
- Family Bathroom
- Gas Central Heating
- Allocated Parking
- Shoreham Academy Catchment Area
- Good Size Rear Garden
- Close To Parklands Park And Open Space
- Vendor Suited



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Obscure and stained glass leaded light double glazed door through to:-

**SPACIOUS ENTRANCE HALL** Comprising radiator, tiled flooring, single light fitting, opening through to:-

**MODERN FITTED KITCHEN** South/West aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring gas hob with oven below and extractor fan over, one and a half bowl stainless steel sink unit with mixer tap, space and provision for washing machine and fridge/freezer, tiled flooring, single light fitting.

**LOUNGE/DINING ROOM** North/East aspect. Comprising pvcu double glazed sliding door out to rear garden, laminate flooring, single light fitting, radiator, stairs to first floor.

**FIRST FLOOR LANDING** Comprising carpeted flooring, single light fitting, loft hatch access, storage cupboard housing Ideal combination boiler with slatted shelving.

**BEDROOM ONE** North/East aspect. Comprising pvcu double glazed window, radiator, laminate flooring, single light fitting, built in overstairs cupboard with hanging rail and shelving.

**BEDROOM TWO** South/West aspect. Comprising pvcu double glazed window, radiator, laminate flooring, dado rail, single light fitting.

**FAMILY BATHROOM** South/West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower attachment over benefitting from fully tiled walls, low flush wc, hand wash basin with vanity unit below, single light fitting, radiator, vinyl flooring.

## EXTERNAL

**FRONT GARDEN** Open paved patio leading to front door.

**REAR GARDEN** Stepping out onto patio area, leading onto lawned with further patio area to rear, being fence enclosed with rear access gate out to parking area, timber built storage shed.

**ALLOCATED PARKING SPACE**

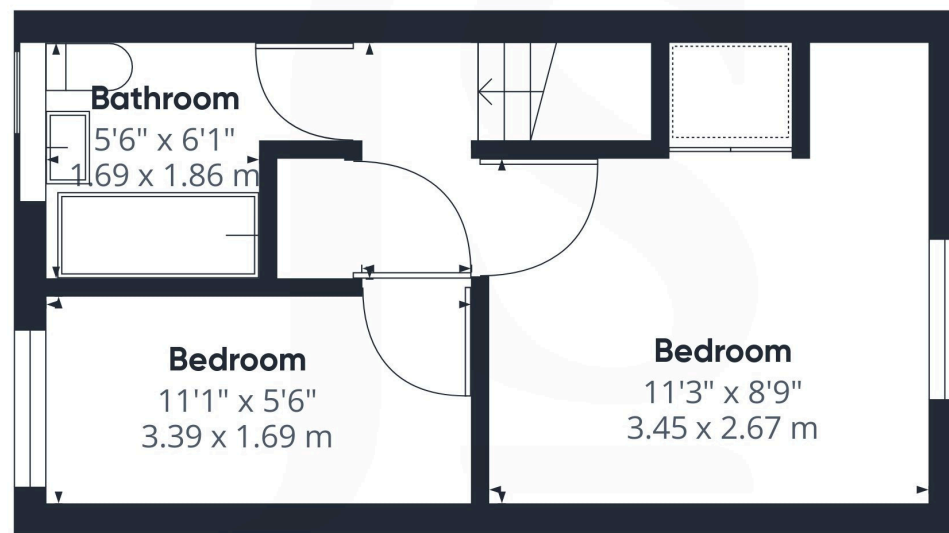
## LOCATION

Conveniently situated just off Wilmot Road, being 1 mile from Central Shoreham with it's comprehensive shopping facilities, health centre, library and mainline railway station. The Holmbush Centre, Southlands Hospital and the start of Downland Walks are all within 1/2 mile whilst Kingston Beach is approximately 3/4 mile away. There is a nice local park nearby and good schools.





Floor 0



Floor 1



## Property Details:

Floor area (as quoted by EPC: tbc sqft)

Tenure: Freehold

Council tax band: B

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.