

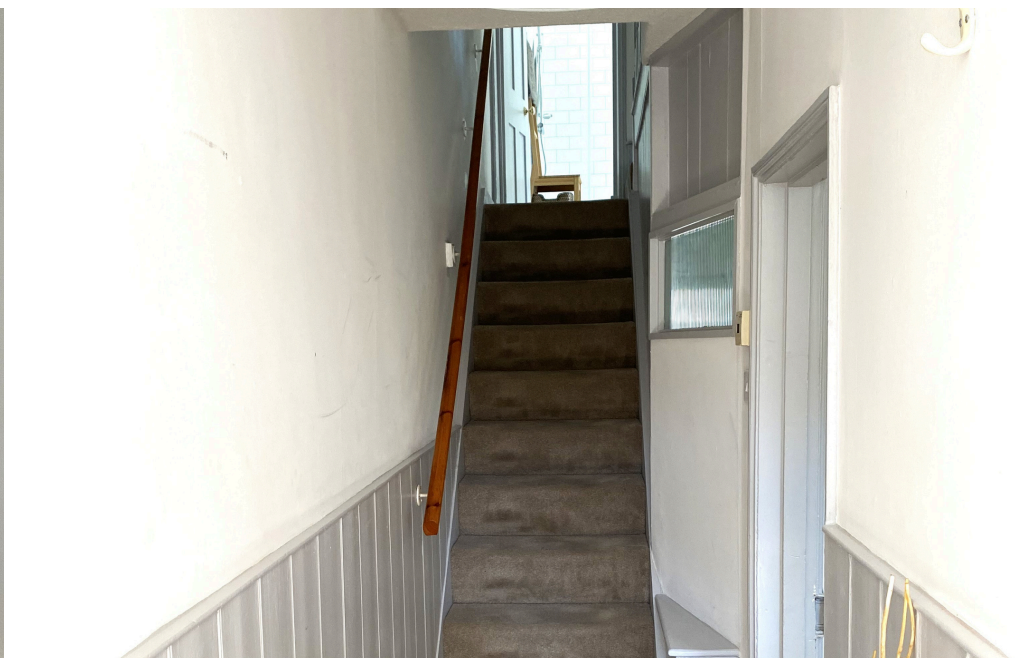


Ham Road | Shoreham by Sea | BN43 6PA

Offers Over £375,000



We are delighted to offer for sale this charming well presented two double bedroom town house situated in the heart of Shoreham town centre.



Property details: Ham Road | Shoreham by Sea | BN43 6PA

Key Features

- Two Double Bedrooms
- Character Property
- Modern Family Bathroom
- Two Reception Rooms
- Modern Kitchen
- Separate Utility Room
- Shoreham Station Is Within A Few Minutes Walk
- Town Centre Living
- No Onward Chain
- Inspection Is Advised



2 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

PVCU Double glazed door through to:

SPACIOUS ENTRANCE HALL: Comprising radiator, feature window, wall mounted heating control panel. Door to:

OPEN PLAN SPACIOUS LOUNGE: 12' x 11' 2" (3.66m x 3.4m) South aspect, comprising PVCU double glazed sash window with fitted French blinds, radiator, solid oak wood flooring, recess shelving with cupboards under. Opening to:

OPEN PLAN DINING ROOM: 12' 6" x 10' 3" (3.81m x 3.12m) North aspect, comprising PVCU double glazed window, radiator, solid oak wood flooring, two built in cupboards with shelving, under stairs storage cupboard, fireplace with wooden mantelpiece, wall mounted cupboard housing gas meter.

MODERN KITCHEN: 8' 1" x 7' (2.46m x 2.13m) East aspect, comprising PVCU double glazed window, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset four ring gas hob with oven below having an extractor fan over, inset one and half bowl stainless steel sink unit with mixer tap, provision for dishwasher, space for fridge / freezer, fully tiled walls. Door to:

SEPERATE UTILITY ROOM: 7' 8" x 5' 7" (2.34m x 1.7m) North and East aspect, comprising two PVCU double glazed windows, low flush WC with integrated hand wash basin, provision for washing machine, space for dryer, wall mounted Worcester combination boiler, tiled flooring, radiator.

Stairs to: FIRST FLOOR SPLIT LANDING: Comprising loft hatch access, recess storage space.

MASTER BEDROOM ONE: 15' 6" x 10' 10" (4.72m x 3.3m) South aspect, comprising two PVCU double glazed sash windows, radiator, original feature fireplace, recess shelving, fitted wardrobes with hanging rail and shelving.

BEDROOM TWO: 10' 7" x 10' 2" (3.23m x 3.1m) North aspect, comprising PVCU double glazed window, radiator, original feature fireplace.

MODERN FAMILY BATHROOM: 8' 1" x 7' 1" (2.46m x 2.16m) East aspect, comprising PVCU double glazed window, shower cubicle having an integrated shower with shower attachment, low flush WC, contemporary hand wash basin with vanity unit below, tiled flooring, part tiled walls, wall mounted heated towel rail.

EXTERNAL

REAR GARDEN: Large paved area stepping up onto further paved area having raised flowerbeds, outside tap, timber built shed, gate to rear access, wall and fence enclosed.

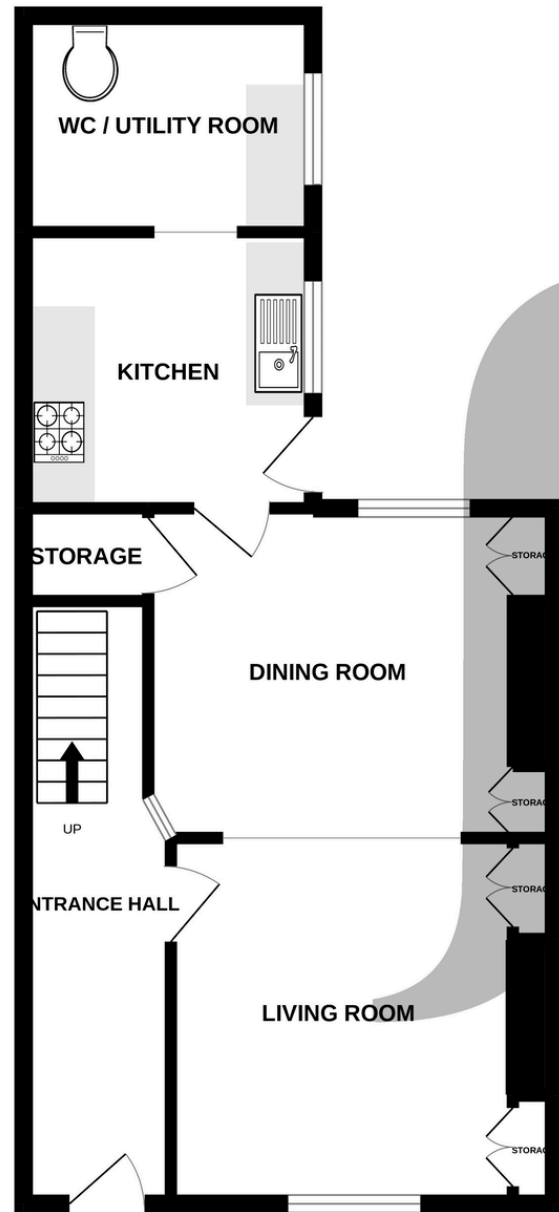
LOCATION

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 Down or up the Adur Valley.

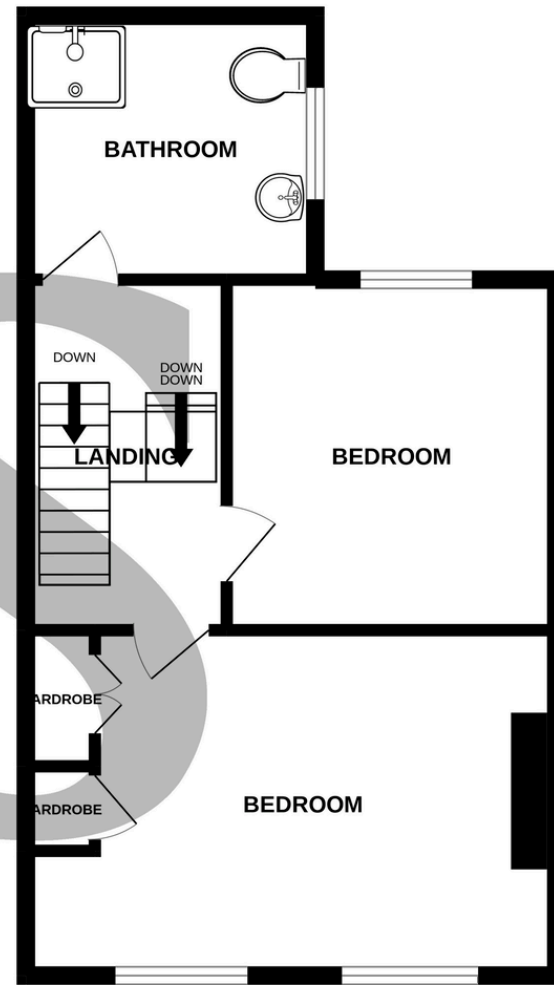


To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(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: 807 sqft)

Tenure: Freehold

Council tax band: C