



Mariners Close | Shoreham by Sea | BN43 5LU

£485,000





We are delighted to offer for sale this rare opportunity to acquire this extended and versatile four bedroom detached house situated within this charming cul de sac location.



Key Features

- The Foreshore Is Within A Short Walk
- Four Bedrooms
- Extended Kitchen/Dining Room
- Ground Floor Wc
- Good School Catchment Area
- West Facing Rear Garden
- No Ongoing Chain
- Integral Garage
- Off Road Parking
- Inspection Is A Must



4 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Door through to:- STORM PORCH Comprising tiled flooring, wall mounted light, cupboard with shelving, front door through to :-

SPACIOUS ENTRANCE HALL Comprising wall mounted heating control panel, tiled flooring, radiator.

BEDROOM FOUR East aspect. Comprising pvcu double glazed window with fitted blind, laminate flooring, built in wardrobes with hanging rail and shelving, built in desk, coving.

SPACIOUS LOUNGE West aspect. Comprising pvcu double glazed sunflex bifolding doors, tiled flooring, radiator, recess shelving, cupboards, understairs storage cupboard, coving, sunken spotlights, opening to:-

EXTENDED KITCHEN/DINING ROOM Triple aspect being West, South and East aspects. Comprising two pvcu double glazed windows with fitted blinds, solid oak work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, provision for washing machine & dishwasher, inset four ring electric hob with extractor fan over, matching integrated twin ovens, space for fridge/freezer, tiled flooring, sunken spotlights, pvcu double glazed double doors leading out onto West facing rear garden.

GROUND FLOOR CLOAKROOM Comprising hand wash basin with vanity unit below, wall mounted heated towel rail, low flush wc, cupboard with shelving, airing cupboard housing wall mounted Worcester boiler, tiled flooring, extractor fan, sunken spotlights.

FIRST FLOOR LANDING East aspect. Comprising, window, storage cupboard, sunken spotlights.

BEDROOM ONE East aspect. Comprising pvcu double glazed window with fitted blind, solid oak wood flooring, fitted mirrored wardrobes with hanging rail and shelving, further built in walk in wardrobes, radiator, coving, loft hatch access being partly boarded and having a pull down ladder.

BEDROOM TWO West aspect. Comprising pvcu double glazed window with fitted blind, coving, solid oak wood flooring, radiator.

BEDROOM THREE West facing. Comprising pvcu double glazed window with fitted blind, solid oak wood flooring, radiator, coving, double glazed velux window with fitted blind.

MODERN BATHROOM South aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath having a shower attachment over, contemporary hand wash basin with contemporary mixer tap and vanity unit below, low flush wc, fully tiled walls, tiled flooring, wall mounted heated towel rail, sunken spotlights, extractor fan.

EXTERNAL

FRONT GARDEN Large paved area affording off road parking for approximately two vehicle with scope for further off road parking (Stnpc), leading onto lawned area having various shrub and plant borders.

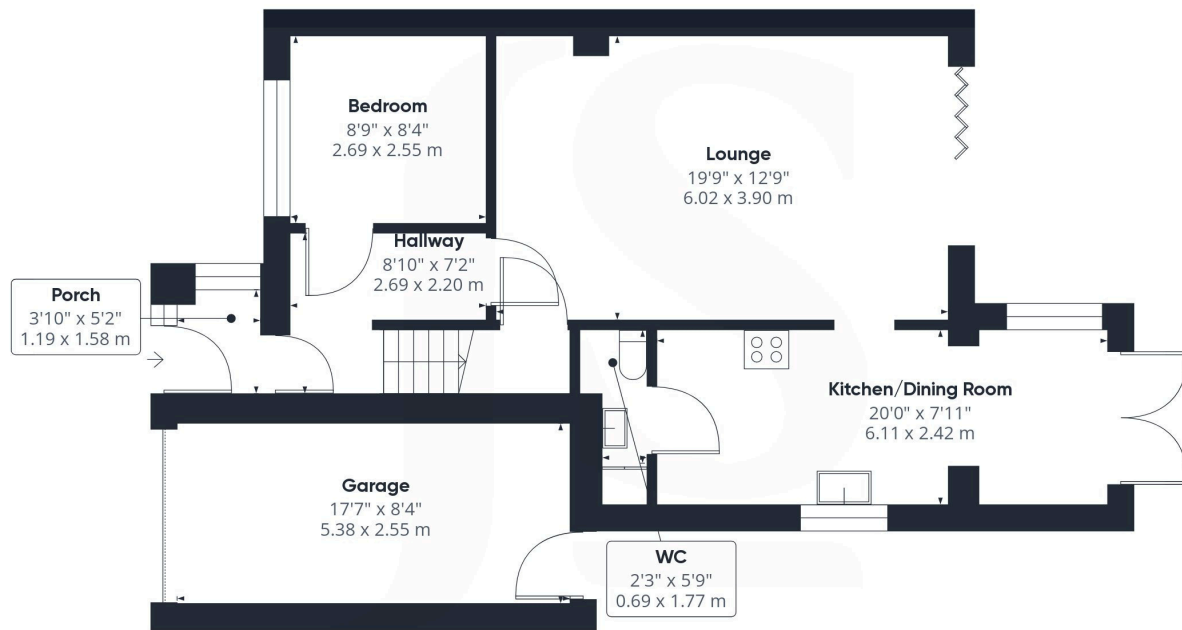
FEATURE WEST FACING REAR GARDEN Laid to artificial grass having various mature shrub, tree and plant borders, two palm trees, side door into garage, side gate.

GARAGE

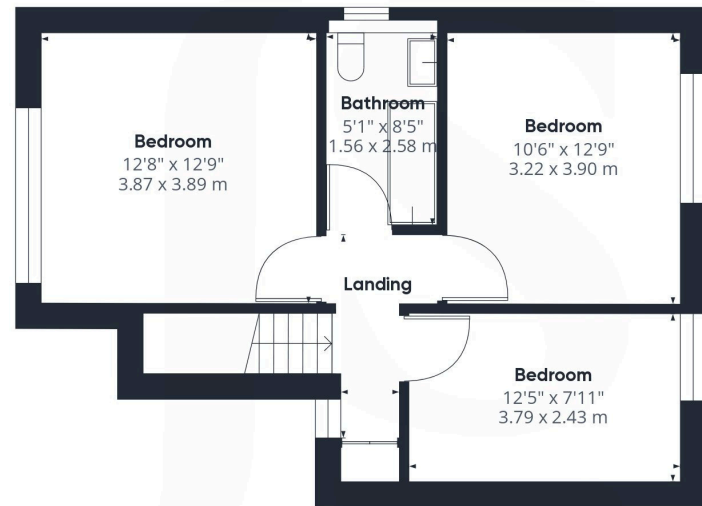
LOCATION

Situated within approximately 200 yards of the foreshore. Coastal walks/cycling routes start from here leading all the way into Worthing and Brighton to the West and East respectively. Local shops can be found on Beach Green at the entrance to Shoreham Beach whilst comprehensive shopping facilities can be found in Shoreham Town Centre.





Floor 0



Floor 1



Approximate total area⁽¹⁾
1258.19 ft²
116.89 m²

(1) Excluding balconies and terraces

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(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: 1130 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.