



Parklands | Shoreham by Sea | BN43 6NN  
Offers In The Region Of £450,000



We are delighted to offer for sale this unique opportunity to acquire this two storey side extended three double bedroom end of terrace family home situated in this popular Shoreham development



# Key Features

- End Of Terrace
- Three Double Bedrooms
- Spacious Kitchen
- Extended Lounge/Dining Room
- Modern Family Bathroom With Bath & Separate Shower Cubicle
- Allocated Parking Space
- West Facing Rear Garden
- Popular Shoreham Delveopment
- Good School Catchment Area
- Ground Floor Wc



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

EXPOSED STORM PORCH Pathway leading to single glazed wooden front door, opening into:-

SPACIOUS ENTRANCE HALL East aspect. Comprising pvcu double glazed window, stairs to first floor, recessed lighting, laminate flooring, understairs storage cupboard with hanging rail and shelving.

LARGE MODERN KITCHEN East aspect. Comprising pvcu double glazed window, laminate flooring, radiator, recessed lighting, laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring gas hob with extractor fan over, inset eyeline double oven, single drainer Quartz sink unit with contemporary mixer tap, matching integrated dishwasher, space and provision for washing machine, tiled splashbacks, large open serving hatch through to Lounge/Dining Room, space for American style fridge/freezer.

GROUND FLOOR WC South aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin with mixer tap, radiator, laminate flooring, recessed lighting, extractor fan.

EXTENDED LOUNGE/DINING ROOM West aspect. Comprising pvcu double glazed window, pvcu double glazed bi-folding doors leading out onto West facing rear garden, two radiators, carpeted flooring, recessed lighting, built in media wall with recessed led fireplace having attractive wooden surround, storage cupboards and shelving.

FIRST FLOOR LANDING South aspect. Comprising obscure glass pvcu double glazed window, loft hatch access, recessed lighting, carpeted flooring.

MAIN BEDROOM West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

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

BEDROOM THREE West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

MODERN FITTED FAMILY BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, panel enclosed bath with shower attachment and recessed shelving, contemporary ladder style heated towel rail, walk in shower cubicle with integrated shower attachment over with rain fall shower head over, contemporary hand wash basin with mixer tap and vanity unit below, recessed lighting, tiled flooring, tiled walls.

## EXTERNAL

FRONT GARDEN Mainly laid to lawn with path to front door

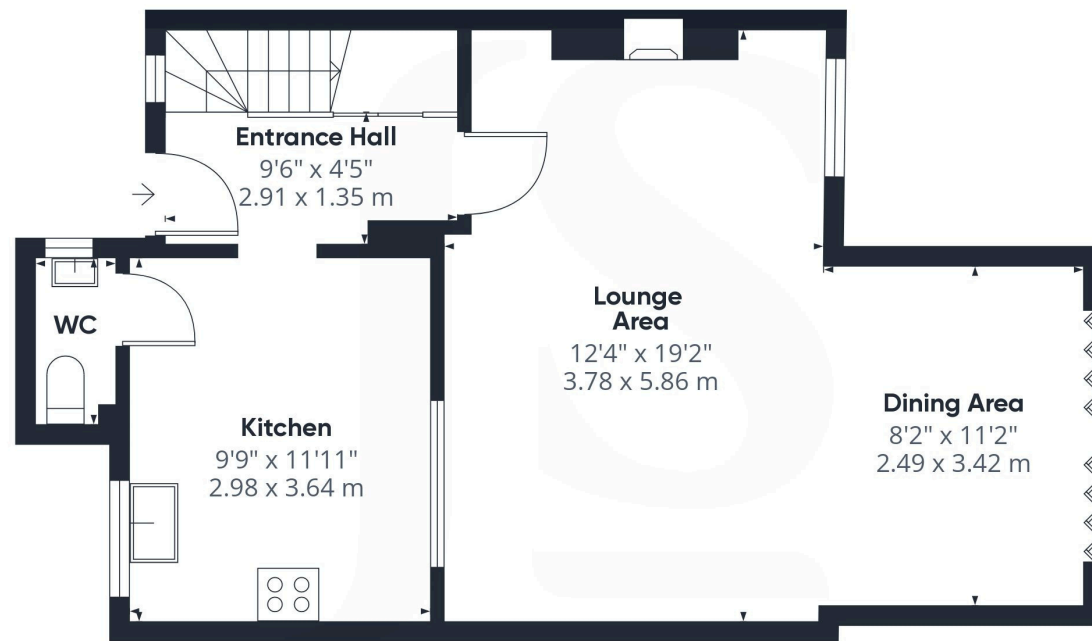
WEST FACING REAR GARDEN Stepping out onto paved patio area, mainly laid to artificial lawn with raised flower beds, external power point, timber built shed, gate to side access leading to car park, wall mounted light.

ALLOCATED PARKING SPACE In the car park adjacent to the property.

## LOCATION

Conveniently situated in this popular residential location, being close to various schools and bus routes serving the town and onwards to Brighton, Hove and Worthing to the East and West respectively, local shops can be found within half a mile along with open parks. The Holmbush Centre, Southlands Hospital and the start of Downland Walks are all within a mile, whilst Kingston Beach is approximately 3/4 mile away, Central Shoreham is approximately 1 mile to West with it's comprehensive shopping facilities, health centre, library and mainline railway station.

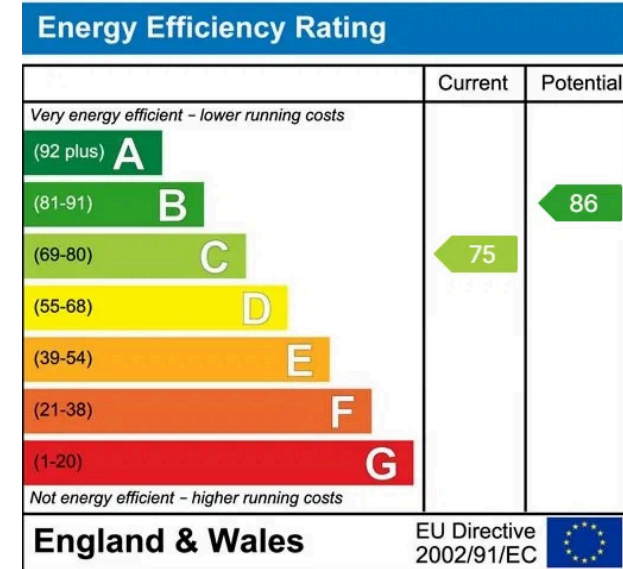




Floor 0



Floor 1



## Property Details:

Floor area (as quoted by EPC: 980 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.