



Rosemary Drive | Shoreham by Sea | BN43 6HT
Offers Over £400,000





We are delighted to offer for sale this spacious extended three bedroom end of terrace house situated in this popular residential location.



Key Features

- Storm Porch
- Shoreham Academy Catchment Area
- Ground Floor Wc And Shower Room
- Spacious Lounge
- Off Road Parking
- Detached Brick Built Garage
- Kitchen/Dining Room
- No Ongoing Chain



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Pvcu double glazed door through to:-

STORM PORCH Comprising obscure glass pvcu double glazed window, tiled flooring, pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, understairs storage cupboard housing wall mounted gas meter, wall mounted electric meter, coving, radiator, pvcu double glazed floor to ceiling window.

SPACIOUS LOUNGE South aspect. Comprising pvcu double glazed window with fitted blind, two radiators, coving, laminate flooring, door to:-

KITCHEN/DINING ROOM North aspect. Comprising pvcu double glazed window, pvcu double glazed slide door leading out onto rear garden, 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 stainless steel single drainer sink unit with mixer tap, provision for washing machine, space for fridge/freezer, further matching work surfaces with cupboards below and cupboards over, laminate flooring.

INTERNAL HALLWAY East aspect. Comprising obscure glass pvcu double glazed window, hand wash basin, tiled flooring, door to:-

GROUND FLOOR SHOWER ROOM East aspect. Comprising obscure glass pvcu double glazed window, walk in shower cubicle being fully tiled having an integrated shower with grab rail, wall mounted heated towel rail, tiled flooring, fully tiled walls.

SEPARATE WC North aspect. Comprising obscure glass pvcu double glazed window, low flush wc, radiator, tiled flooring.

SPACIOUS FIRST FLOOR LANDING Comprising pvcu double glazed window, loft hatch access, airing cupboard housing factory lagged hot water tank with slatted shelving.

BEDROOM ONE North aspect. Comprising pvcu double glazed window with fitted blind, radiator, coving.

BEDROOM TWO South aspect. Comprising pvcu double glazed window with fitted blind, radiator, coving.

BEDROOM THREE South aspect. Comprising pvcu double glazed window with fitted blind, coving, fitted wardrobe with hanging rail and shelving, radiator.

BATHROOM North aspect. Comprising two obscure glass pvcu double glazed windows, panel enclosed bath, pedestal hand wash basin, low flush wc, radiator, coving, sunken spotlights, part tiled walls.

EXTERNAL

FRONT GARDEN Large lawned area having various shrub tree and plant borders.

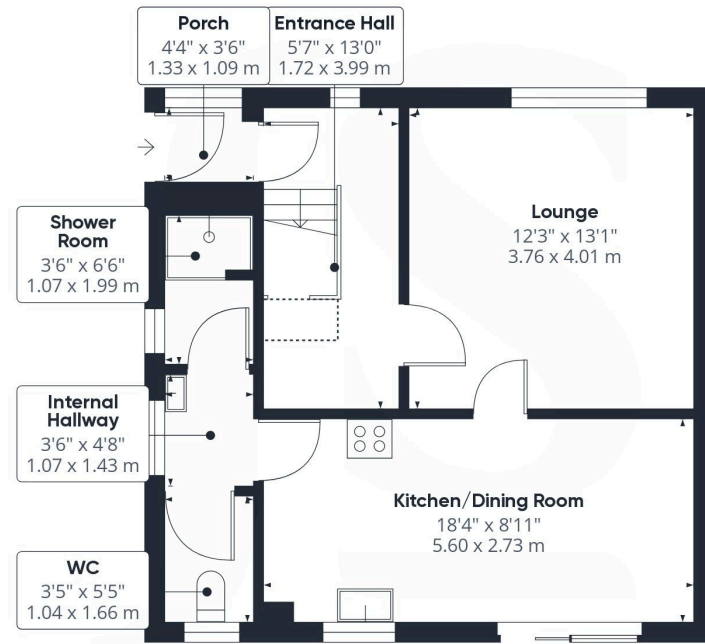
REAR GARDEN Paved area onto large lawned area having various mature shrub, tree and plant borders, fence and wall enclosed, outside tap, gate to side access, door to Garage.

DETACHED BRICK BUILT GARAGE With up and over door. Car stand providing off road parking for one vehicle.

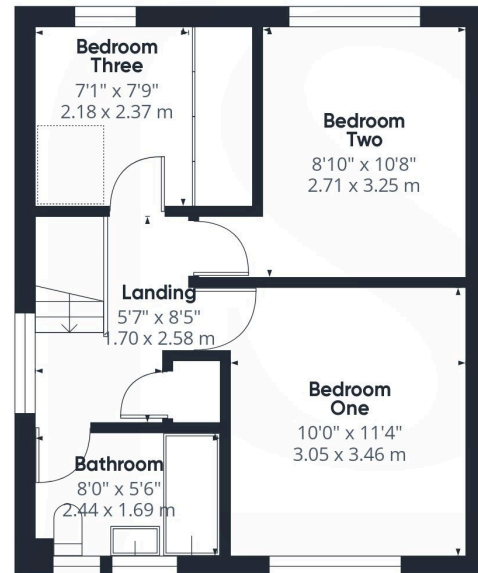
LOCATION

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. Local bus routes from the Upper Shoreham Road are a short walk away through the nearby alley way.

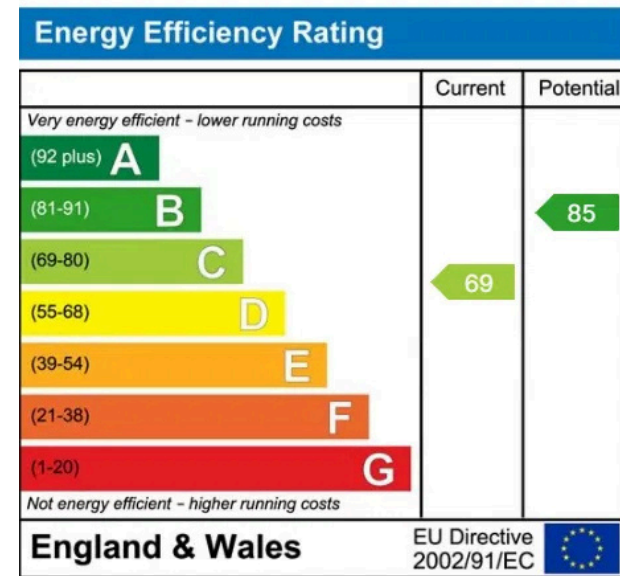




Floor 0



Floor 1



Property Details:

Floor area (as quoted by EPC: 904 sqft)

Tenure: Freehold

Council tax band: C

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.