



Westmoreland Walk | Shoreham by Sea | BN43 5FX

Offers Over £350,000



We are delighted to offer for sale this spacious three bedroom mid terrace family home situated in the popular Buckingham Farm Estate cul-de-sac



# Key Features

- Mid Terrace Family Home
- Three Bedrooms
- Dual Aspect Open Plan Lounge/Dining Room
- South Facing Main Bedroom
- Modern Family Bathroom
- Garage In Rear Compound
- Cul-De-Sac Location
- Separate Kitchen



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Pvcu door through to:-

ENCLOSED STORM PORCH East aspect. Comprising obscure pvcu double glazed window, carpeted flooring, storage cupboard housing electric and gas meters, single glazed obscured wooden door through to:-

DUAL ASPECT OPEN PLAN LOUNGE/DINING ROOM South and North aspect.

Lounge Area: Comprising pvcu double glazed window, radiator, laminate flooring, single light fitting, attractive electric fireplace with marble hearth, coving, stairs to first floor.

Dining Room: Comprising pvcu double glazed window, radiator, laminate flooring, understairs storage cupboard, opening into:-

KITCHEN North aspect. Comprising pvcu double glazed window, pvcu double glazed door leading out onto feature rear garden, vinyl flooring, single light fitting, wall mounted Worcester boiler, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, space and provision for washing machine, dishwasher and fridge/freezer, space for freestanding cooker with extractor fan over, tiled splashbacks.

FIRST FLOOR LANDING Comprising loft hatch access being part boarded, carpeted flooring.

MAIN BEDROOM South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, multiple matching wardrobes with hanging rail and shelving, further cupboard housing hot water immersion tank and slatted shelving.

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

BEDROOM THREE South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, fitted storage cupboard with hanging rail and shelving.

MODERN FITTED FAMILY BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, ladder style heated towel rail, panel enclosed bath with integrated shower attachment over, recessed lighting, extractor fan, vinyl flooring, low flush wc, hand wash basin with vanity unit below, pvc panelled walls.

## EXTERNAL

FRONT GARDEN Laid to lawn with pathway leading to front door, various tree and shrub borders.

FEATURE REAR GARDEN Stepping out onto paved patio leading onto artificial lawn with raised wendy house, fence enclosed, gate to garage compound, outside tap.

GARAGE In rear compound, having up and over door.

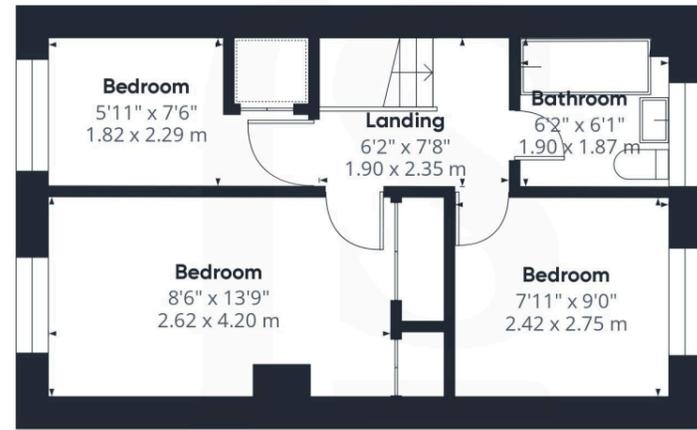
## LOCATION

Situated in a Popular North Shoreham location on elevated ground on the popular Buckingham Farm development approximately three quarters of a mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. The seafront and South Downs are both easily accessible, as is the A27 east/west route to Brighton, Worthing, and beyond.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Property Details:**

Floor area (as quoted by EPC: 732 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.