



St Giles Close | Shoreham by Sea | BN43 6GR
£395,000



We are delighted to offer for sale this three bedroom end of terrace house situated within this popular residential location



Key Features

- Lounge Through Diner
- Off Road Parking
- No Through Road
- Good School Catchment Area
- Situated On Level Ground
- Scope To Improve
- Ideal Investment Or First Time Buyer
- Viewing Recommended
- Roof Replaced 2023
- New Electrical Consumer Unit



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Pvcu double glazed door through to:-

STORM PORCH Comprising cupboard housing wall mounted electric meter, further cupboard with hanging rail and shelving, coving, door to:-

OPEN PLAN LOUNGE THROUGH DINING ROOM East and West aspect. Comprising pvcu double glazed window, two radiators, feature fireplace having a coal effect fitted gas fire, serving hatch through to Kitchen, understairs storage cupboard, coving. Double glazed slide door through to:-

TRIPLE ASPECT CONSERVATORY South, North and East aspect. Comprising pvcu double glazed windows, radiator, pvcu double glazed slide door leading out onto rear garden.

SPACIOUS KITCHEN East aspect. Comprising pvcu double glazed window and door leading out onto rear garden, roll edge laminate worksurfaces with cupboards below and matching eye level cupboards, part tiled splash backs, inset one and a half bowl single drainer sink unit with mixer tap, space for fridge/freezer, space for oven/cooker, provision for washing machine, wall mounted Worcester boiler.

FIRST FLOOR LANDING Comprising loft hatch access.

BEDROOM ONE West aspect. Comprising pvcu double glazed window, radiator, built in wardrobe with hanging rail and shelving.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, radiator, airing wardrobe housing factory lagged hot water tank with slatted shelving.

BEDROOM THREE West aspect. Comprising pvcu double glazed window with fitted blind, radiator, built in wardrobe.

SHOWER ROOM East aspect. Comprising obscure glass pvcu double glazed window, pedestal hand wash basin, large walk in shower having a wall mounted electric shower with built in seat, extractor fan, radiator, part tiled walls.

SEPARATE WC East aspect. Comprising obscure glass pvcu double glazed window, low flush wc.

EXTERNAL

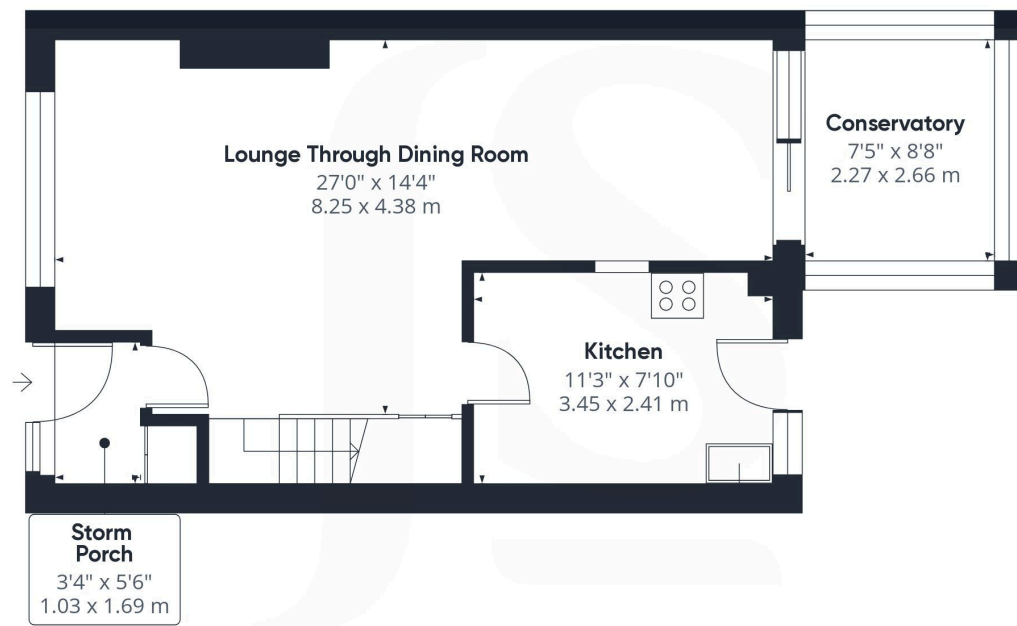
FRONT GARDEN Dropped kerb onto laid chip stone having various shrub borders, affording off road parking for one vehicle.

REAR GARDEN Large paved area stepping up onto further paved area leading onto lawned area having various shrub and plant borders, timber built shed, gate to rear access, fence and wall enclosed.

LOCATION

Conveniently situated off Middle Road, being on level ground and within easy walking distance of local shops and schools. The centre of Shoreham, with its more comprehensive shopping facilities, health centre, library and mainline railway station, is just under 1 mile away

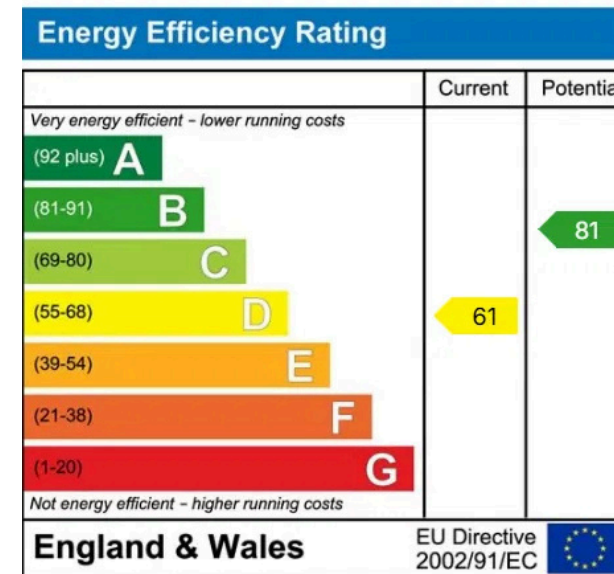




Floor 0



Floor 1



Property Details:

Floor area (as quoted by EPC: 926 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.