



Adur Avenue | Shoreham by Sea | BN43 5NL
Offers Over £700,000



We are delighted to present this immaculate semi-detached house occupying an enviable position in one of North Shoreham's most popular Avenue's. Nestled in popular Old Shoreham with its village style feel the location offers access to the River Adur and South Downs way.



Key Features

- Three Bedrooms
- Semi Detached Family Home
- Modern Fitted Family Bathroom
- Ground Floor Shower Room
- Separate Utility
- Spacious Open Plan Kitchen/Diner/Family Lounge
- Separate Lounge/Snug
- Private Off Road Parking
- Feature South Facing Rear Garden
- Popular North Shoreham Location



3 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Composite obscure glass pvcu double glazed private front door through to:-

SPACIOUS ENTRANCE HALL Comprising single light fitting, tiled flooring, wall mounted radiator, under stairs storage cupboard.

SPACIOUS LOUNGE North aspect. Comprising pvcu double glazed half bay window, radiator, newly fitted carpeted flooring, single light fitting, feature fireplace.

OPEN PLAN KITCHEN/DINER/FAMILY LOUNGE

Lounge Area: Comprising Karndean flooring, recessed lighting, radiator.

Dining Area: South aspect. Comprising Karndean flooring, radiator, recessed lighting, two pendent light fittings, two skylights, aluminium framed double glazed window, aluminium double glazed bi-folding doors out to rear garden.

Kitchen Area: Comprising Quartz work surfaces with cupboards below and matching eye level cupboards, inset butler sink with work top drainer having contemporary mixer tap, tiled splashbacks, space for five ring induction Rangemaster oven/cooker with extractor fan over, matching integrated AEG fridge/freezer and Neff dishwasher. Integrated wine cooler. Breakfast bar with seating for four.

MODERN FITTED SHOWER ROOM Accessed via sliding door in Lounge area. East aspect. Comprising obscure glass aluminium framed double glazed window, low flush wc, contemporary heated towel rail, step in shower cubicle with fully tiled walls and electric shower over, recessed lighting, extractor fan.

UTILITY ROOM Accessed via Lounge area. Comprising Karndean flooring, recessed lighting, extractor fan, Quartz work surface with inset sink unit with contemporary mixer tap and tiled splashbacks, having cupboard below and matching cupboards above, one housing wall mounted Glow Worm boiler. Space and provision for washing machine and tumble dryer.

FIRST FLOOR LANDING East aspect. Comprising obscure glass pvcu double glazed window, loft hatch access, single light fitting.

MAIN BEDROOM North aspect with views across the downs and Old Shoreham. Comprising pvcu double glazed half bay window, radiator, carpeted flooring, single light fitting.

INTERNAL Continued....

BEDROOM TWO South 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.

STORAGE CUPBOARD/STUDY SPACE East aspect. Obscure glass pvcu double glazed window, tiled flooring.

NEWLY FITTED FAMILY BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower attachment over, low flush wc, hand wash basin with mixer tap and vanity unit below, contemporary heated towel rail, tiled flooring, recessed lighting, extractor fan, majority tiled walls.

EXTERNAL

FRONT GARDEN Newly laid to block paving providing off road parking for several vehicles, shingle and shrub borders, gate to side access, dwarf wall enclosed.

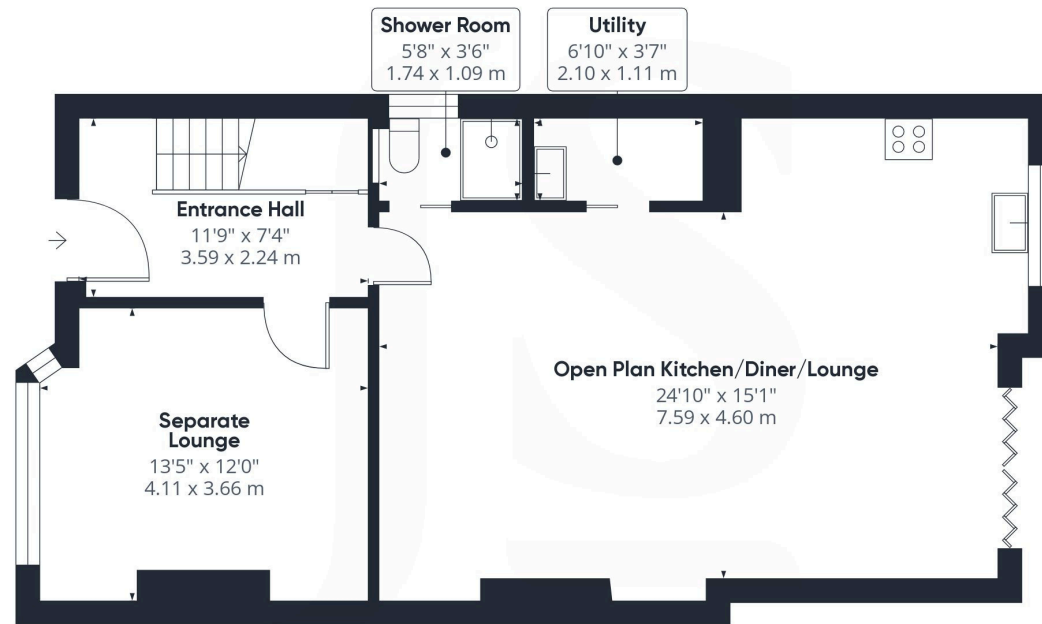
SOUTH FACING FEATURE REAR GARDEN Newly laid patio leading around to side having timber built bike shed, outside tap, external power point, gate to side access. Main patio area leads onto large lawned area with laid bark area to the rear, having various trees and plants, being fence enclosed.

LOCATION

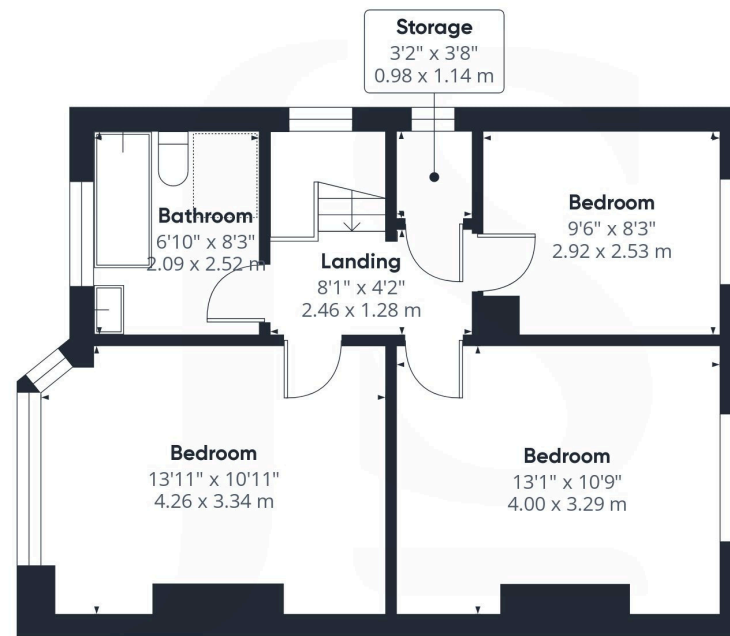
This is an extremely sought after location being approximately one mile away from Shoreham Town Centre with its mainline railway station offering transport links to Brighton, London Victoria and Worthing, comprehensive shopping facilities and a wealth of cafés, restaurants and bars. Southdown links are within 1/2 a mile via Mill Hill. Benefits include a superb open aspect to the front with views of the Old Shoreham, the South Downs and Lancing College



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor 0



Floor 1



Property Details:

Floor area (as quoted by EPC: tbc sqft)

Tenure: Freehold

Council tax band: D

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.