



Stoney Lane | Shoreham by Sea | BN43 6LA

Offers Over £425,000





We are delighted to offer for sale this recently renovated four bedroom semi detached chalet style house situated in this popular location.



Property details: [Stoney Lane](#) | [Shoreham by Sea](#) | [BN43 6LA](#)

Key Features

- Four Bedrooms
- Off Street Parking
- West Facing Rear Garden
- Versatile Accommodation
- No Onward Chain
- Ground Floor Wc
- Open Plan Living Room
- Good School Catchment Area
- Close To Local Shops & Holmbush Centre
- Popular Shoreham Location



4 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Composite double glazed door through to:-

ENTRANCE HALLWAY South aspect. Comprising Anthracite pvcu double glazed window, radiator, wooden flooring, stairs to first floor.

GROUND FLOOR CLOAKROOM South aspect. Comprising Anthracite pvcu double glazed frosted window, low flush wc with hidden cistern, hand wash basin with chrome mixer tap tiled splashbacks with storage below, recessed spotlight, wooden flooring.

GROUND FLOOR BEDROOM THREE South aspect. Comprising Anthracite pvcu double glazed window, radiator, four spotlights, wooden flooring.

LARGE OPEN PLAN LOUNGE/DINING/KITCHEN West aspect. Wooden flooring throughout.

Lounge Area: Comprising recess into chimney breast, four spotlights, radiator.

Dining Area: Comprising four spotlights, Anthracite pvcu double glazed bi-folding doors out to rear garden.

Kitchen Area: Comprising solid wood work surfaces with matching upstands, one and a half bowl single drainer composite sink unit with mixer tap, gloss finish low level cupboards and drawers with matching eye level cupboards. Integrated appliances include fridge/freezer, Logik washing machine, Zanussi electric oven and four ring Zanussi gas hob with extractor fan over.

GROUND FLOOR BEDROOM TWO East aspect. Comprising Anthracite pvcu double glazed window, radiator, four spotlights, wooden flooring.

FIRST FLOOR LANDING East aspect. Comprising carpeted flooring, velux window, spotlight.

DUAL ASPECT MASTER BEDROOM West & East aspect. Comprising Anthracite pvcu double glazed window, velux window, two radiators, four spotlights, carpeted flooring.

INTERNAL Continued....

BEDROOM FOUR West aspect. Comprising Anthracite pvcu double glazed window with distant roof top views, radiator, four spotlights, carpeted flooring.

BATHROOM East aspect. Comprising double glazed velux window, panel enclosed bath with mixer tap having integrated shower with shower attachment over and tiled walls. Extractor fan, low flush wc, hand wash basin with mixer and tiled splashbacks having storage below, heated towel rail, wooden flooring.

EXTERNAL

FRONT GARDEN Large block paved area providing off street parking for 2/3 vehicles, lawned area, side access to rear garden.

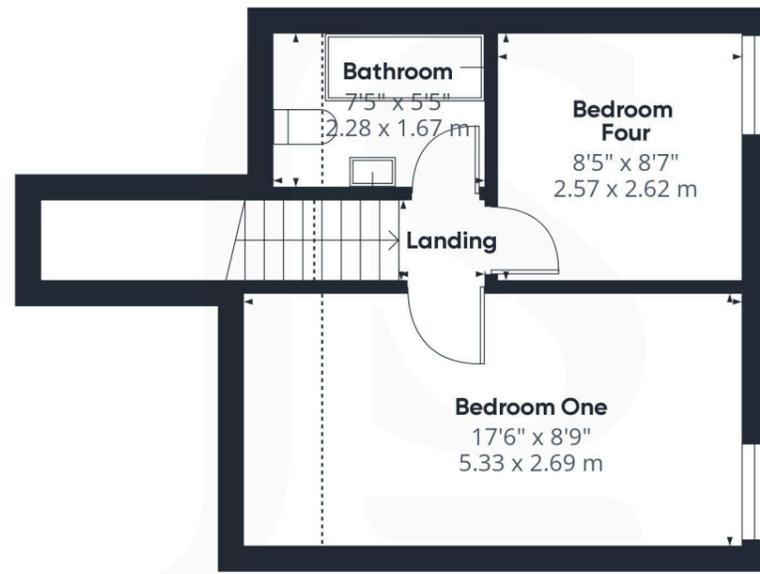
WEST FACING REAR GARDEN Large decked area with steps leading onto lawned area, brick built shed to rear with further patio, side return leading to front, outside light.

LOCATION

Situated within walking distance of comprehensive shopping facilities that are available at the Holmbush Centre (Tesco, Marks & Spencer & Next), whilst the centres of Shoreham and Southwick are both easily accessible via buses or Shoreham and Southwick train stations, offering links to London, Brighton and Worthing.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 797 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.