



Parklands | Shoreham by Sea | BN43 6NN

Guide Price £350,000



We are delighted to offer for sale this spacious three bedroom mid terrace family home situated in this popular Shoreham by sea cul-de-sac location.



Key Features

- Three Bedrooms
- Mid Terrace Family Home
- Downstairs Wc
- Spacious Kitchen
- Fitted Shower / Bathroom
- Open Plan Lounge/Dining Room
- Allocated Parking
- Cul-De-Sac Location
- Good School Catchment Area
- Feature Rear Garden



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Obscured glass pvcu double glazed front door through to:-

SPACIOUS ENTRANCE HALL Comprising wood effect laminate flooring, ceiling mounted light fitting with directable spotlights, stairs to first floor, two storage cupboards.

FITTED KITCHEN North/East aspect. Comprising pvcu double glazed window, roll edge laminate work surface with cupboards and drawers below, matching eye level cupboards, four ring gas hob with extractor fan over, built in oven below, tiled splashbacks, space for fridge/freezer, space and plumbing for washing machine, vinyl flooring, ceiling mounted light fitting with directable spotlights.

GROUND FLOOR WC North/East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin with vanity unit below, tiled splashbacks, vinyl flooring, single light fitting.

OPEN PLAN LOUNGE/DINING ROOM South/West aspect. Comprising wood effect laminate flooring, pvcu double glazed windows, pvcu double glazed double doors out to rear garden, two ceiling mounted light fittings, understairs storage cupboard.

FIRST FLOOR LANDING Comprising loft hatch access, ceiling mounted light fitting with directable spotlights, storage cupboard with slatted shelving, housing hot water cylinder,

BEDROOM ONE North/East aspect. Comprising pvcu double glazed window, built in wardrobe with sliding glass mirrored doors, single light fitting, carpeted flooring.

BEDROOM TWO South/West aspect. Comprising pvcu double glazed window, built in wardrobe with sliding glass mirrored doors, single light fitting, carpeted flooring.

BEDROOM THREE South/West aspect. Comprising pvcu double glazed window, single light fitting, carpeted flooring.

BATHROOM North/East aspect. Comprising obscure glass pvcu double glazed window, built in shower cubicle with integrated shower over being fully tiled, panel enclosed bath with mixer tap and shower attachment, part tiled walls, pedestal hand wash basin with mixer tap, low flush wc, recessed spotlights.

EXTERNAL

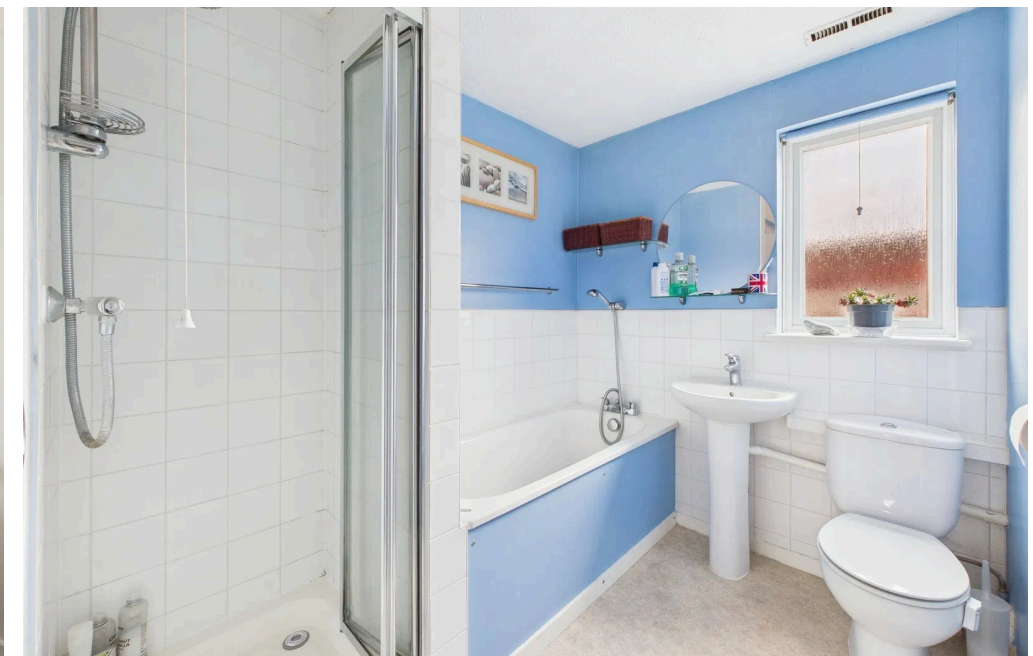
FRONT GARDEN Laid to block paving for ease of maintenance having shrub borders.

FEATURE REAR GARDEN Stepping out onto raised decked area leading onto lawned area with slate chippings, stepping stone path leading to rear access gate and large timber built shed, various trees and shrubs, fence enclosed.

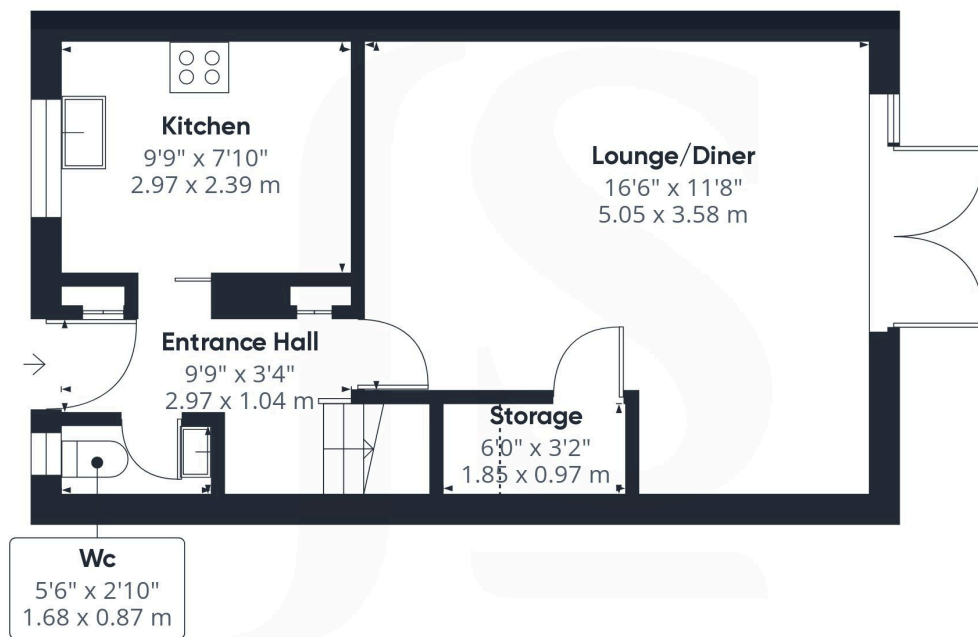
ALLOCATED PARKING SPACE

LOCATION

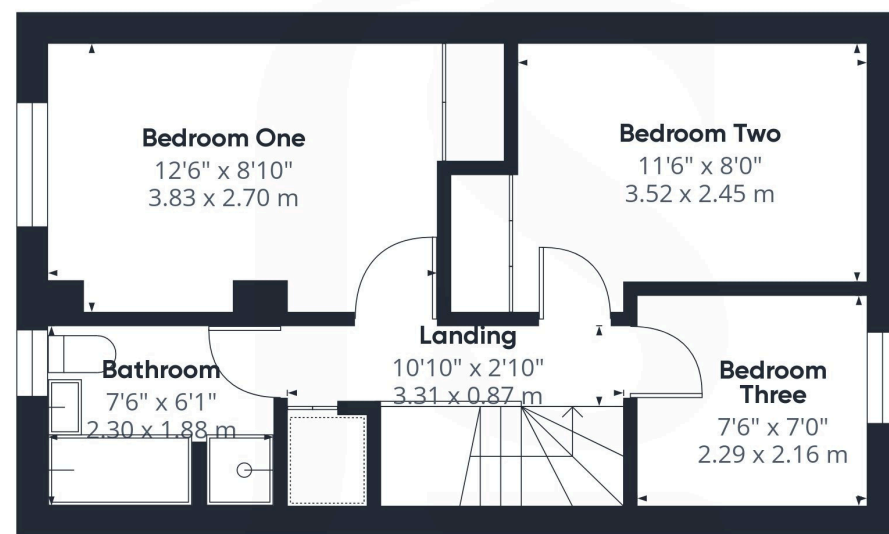
Conveniently situated 1 mile from Central Shoreham with it's comprehensive shopping facilities, health centre, library and mainline railway station. The Holmbush Centre, Southlands Hospital and the start of Downland Walks are all within 1/2 mile whilst Kingston Beach is approximately 3/4 mile away. There is a nice local park nearby and good schools.



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



Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(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: 818 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.