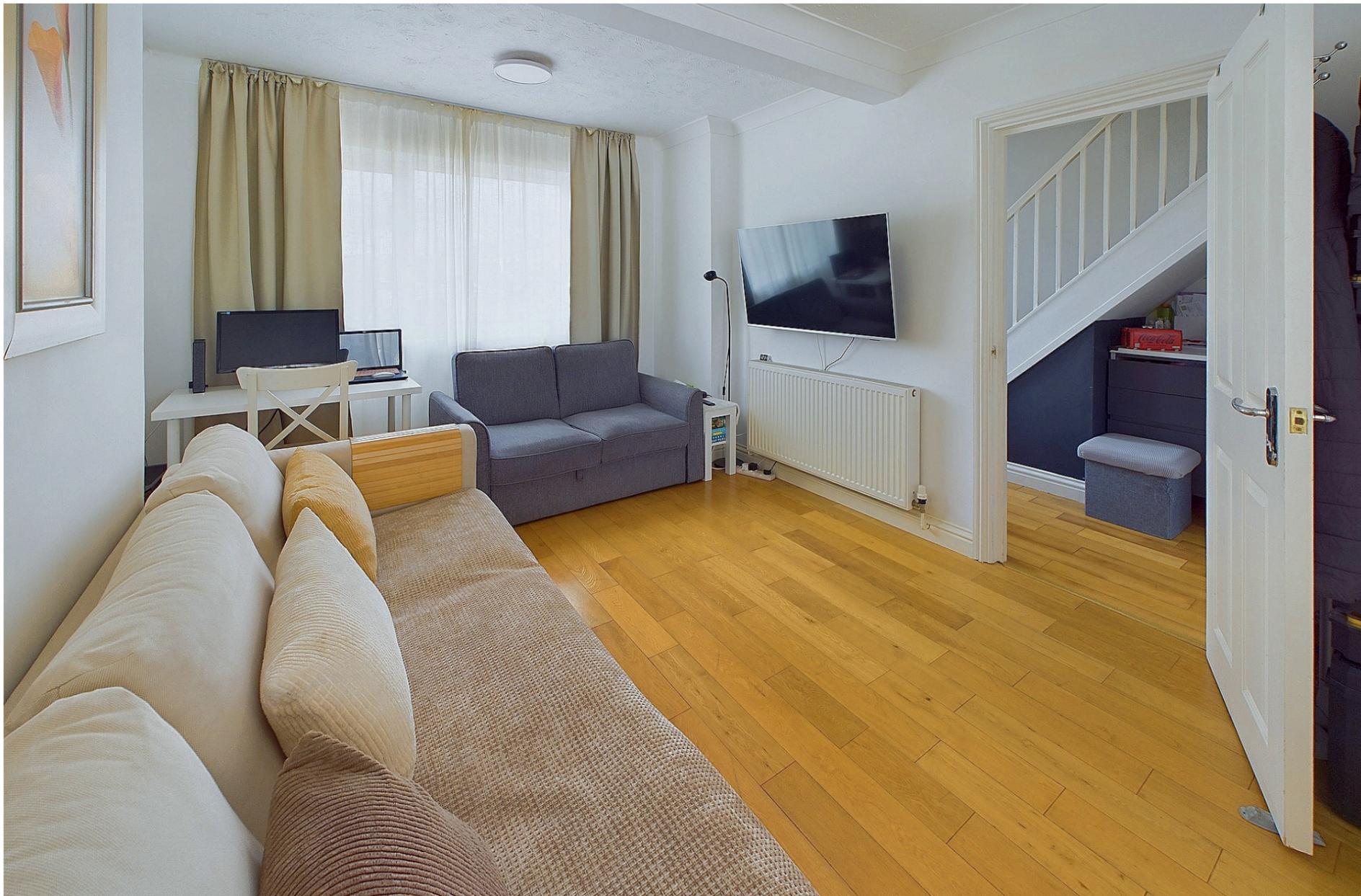




Williams Road | Shoreham by Sea | BN43 6BQ

£350,000



We are delighted to offer for sale this spacious three bedroom maisonette benefitting from rear garden and off road parking situated in this popular Shoreham by Sea location



Key Features

- Three Bedroom Maisonette
- Feature Rear Garden
- Off Road Parking
- Dual Aspect Lounge/Dining Room
- West Facing Main Bedroom
- Spacious Family Bathroom
- Fitted Kitchen
- Popular Shoreham Location
- Close To Parklands Park & Holmbush Centre



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Obscure glass pvcu double glazed door through to:-

ENTRANCE HALL Comprising stairs to First floor, radiator, engineered oak wood flooring, single light fitting, wall mounted heating control panel, opening onto:-

DUAL ASPECT LOUNGE/DINING ROOM East and West aspect. Comprising pvcu double glazed windows, pvcu double glazed door out to feature rear garden, two radiators, engineered oak wood flooring, three ceiling mounted light fittings, coving.

FITTED KITCHEN East aspect. Comprising vinyl flooring, pvcu double glazed window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, four ring gas hob with extractor fan over, integrated eye level oven, space and provision for washing machine and dishwasher, space for fridge/freezer, wall mounted Worcester combination boiler, coving, ceiling mounted light fitting with directable spotlights, tiled splashbacks.

FIRST FLOOR LANDING West aspect. Comprising pvcu double glazed window, laminate flooring, radiator, single light fitting with directable spotlights.

MAIN BEDROOM West aspect. Comprising pvcu double glazed window, radiator, laminate flooring, coving, single light fitting, storage cupboard with hanging rail and shelving.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, laminate flooring, radiator, single light fitting, coving.

BEDROOM THREE East aspect. Comprising pvcu double glazed window, radiator, laminate flooring, coving, single light fitting, built in cupboard housing hanging rail and shelving.

SPACIOUS BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, vinyl flooring, panel enclosed bath with integrated shower attachment over, hand wash basin vanity unit below, low flush wc, heated towel rail, fully tiled walls, recessed lighting, extractor fan.

EXTERNAL

PRIVATE REAR GARDEN Stepping out onto paved patio leading onto large lawned area leading further onto raised patio area, timber built shed, fence enclosed, outside tap.

OFF ROAD PARKING

TENURE

Leasehold

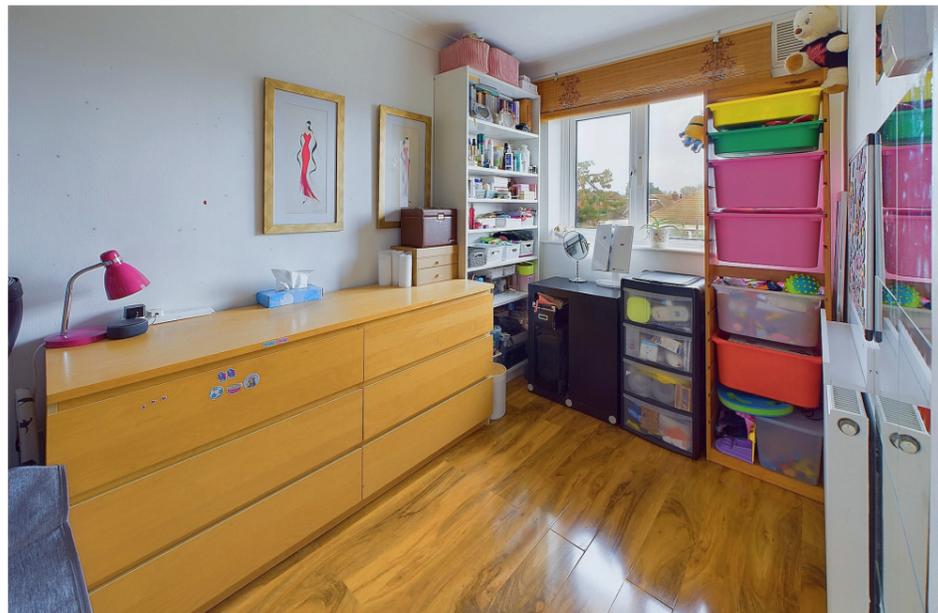
LEASE: New 999 year lease on completion

MAINTENANCE: As and when basis

GROUND RENT: Zero

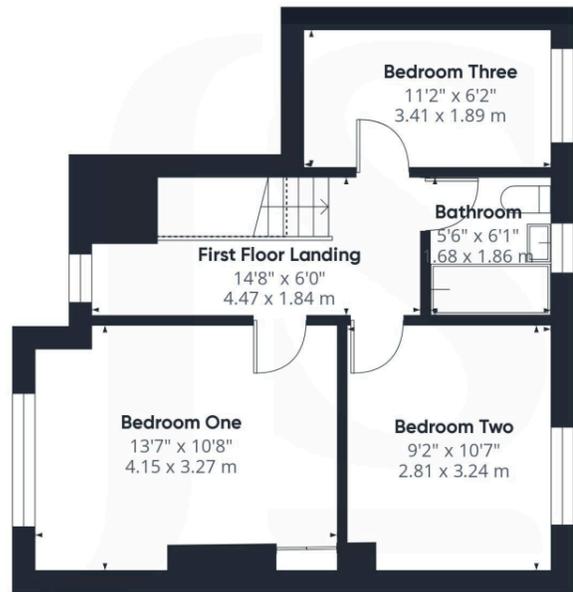
LOCATION

Situated in on level ground and within easy access to Holmbush Centre (Tesco's, Marks & Spencer's & Next). The centre of Shoreham, with its mainline railway station, health centre, library and comprehensive shopping facilities, is approximately 1 1/2 miles distant. Kingston Beach and walks over the South Downs are both close at hand.

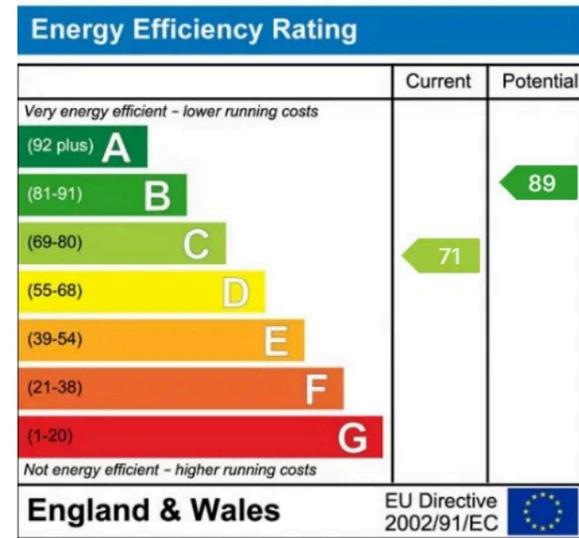




Floor 0



Floor 1



Property Details:

Floor area (as quoted by EPC: 861 sqft)

Tenure: Leasehold

Council tax band: B

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.