



Williams Road | Shoreham by Sea | BN43 6BQ  
£600,000



We are delighted to offer for sale this unique opportunity to acquire this Freehold development formed of a Three Bedroom Maisonette and Studio Flat, offered with no onward chain.



# Key Features

- Maisonette
- Three Bedrooms
- Lounge/Dining Room
- Private Rear Garden
- Off Street Parking
  
- Studio
- Open Plan Reception/Bedroom/Kitchen area
- Ground Floor Study Room & Shower Room
- Additional Shower Room/Utility
- Private Rear Garden
- Off Street Parking



3 Bedrooms



3 Bathrooms



3 Reception Rooms

## MAISONETTE

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.

**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**

**COUNCIL TAX** Band B

## 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.

## STUDIO

Obscure glass pvcu double glazed front door leading into:-

**ENTRANCE HALL** Comprising single light fitting, radiator, engineered oak flooring, stairs to first floor.

**SHOWER ROOM** Comprising low flush wc, hand wash basin with mixer tap, tiled walls, recessed lighting, wall mounted light fitting, shower cubicle with integrated shower attachment over, extractor fan.

**GROUND FLOOR STUDY** East aspect. Comprising pvcu double glazed window, pvcu double glazed door leading out to rear garden, single light fitting, coving, engineered oak flooring.

**FIRST FLOOR LANDING** West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, coving, single light fitting, built in cupboard with hanging rail.

**INTERNAL HALLWAY** Comprising coving, wall mounted fusebox, stairs up to second floor.

**SECOND FLOOR LANDING** North/West aspect. Comprising velux window, coving, recessed lighting.

**STUDIO APARTMENT/RECEPTION ROOM/BEDROOM**

East aspect. Comprising pvcu double glazed windows with distant downland and roof top views, velux window.

**Kitchen area:** Roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, inset four ring electric hob with oven below and extractor fan over, wall mounted Vaillant combination boiler, space and provision for fridge/freezer, tiled flooring.

**Living/Bedroom Area:** Dual aspect being East and West. Comprising pvcu double glazed windows, laminate flooring, recessed lighting, door through to eaves storage.

**SHOWER ROOM/UTILITY** West aspect. Comprising roll edge laminate work surfaces, low flush wc, heated towel rail, shower cubicle with integrated shower attachment over, hand wash basin with mixer tap and vanity unit below, space and provision for washing machine, recessed lighting, extractor fan.

**PRIVATE REAR GARDEN** Block paved area leading to lawned area, pathway leading to further large block paved area having large raised decked area, being fence enclosed.

**OFF ROAD PARKING**

**COUNCIL TAX** Band A

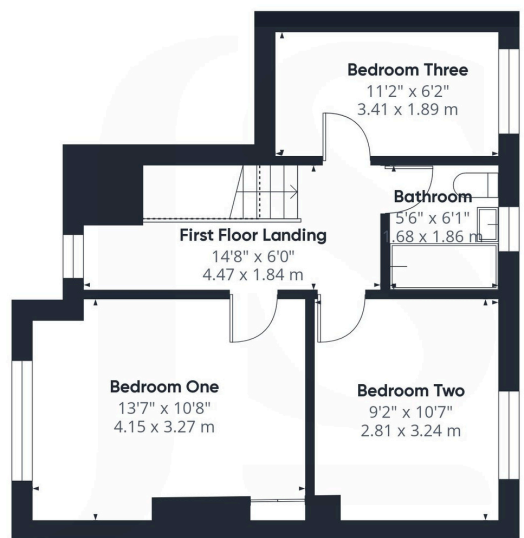


To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk

## Maisonette

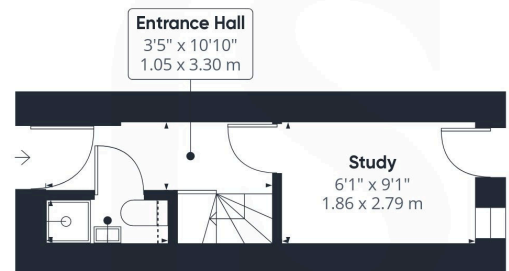


Floor 0

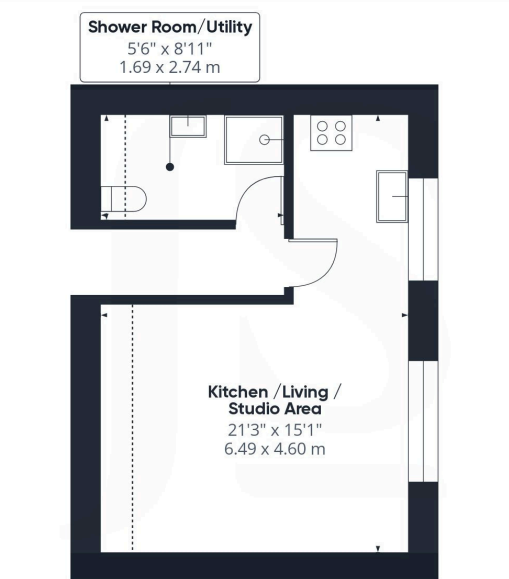


Floor 1

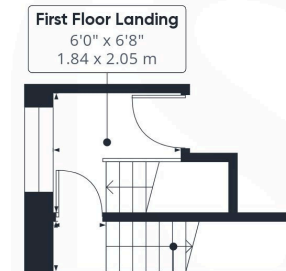
## Studio



Floor 0



Floor 2



Floor 1



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

Studio

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Maisonette

## Property Details:

Maisonette Floor area (as quoted by EPC: 861sqft)

Studio Floor area (as quoted by EPC: 549sqft)

Tenure: Freehold

Council tax band: B and A

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.