



Seafields | Shoreham by Sea | BN43 5AH
Guide Price £425,000



We are delighted to offer for sale this spacious reconfigured two double bedroom two ensuite mid terrace house situated in this popular central Shoreham location.



Key Features

- Mid Terrace House
- Two Double Bedrooms
- Close Proximity To High Street & Mainline Station
- Two Ensuite's
- Ground Floor Wc
- Dual Aspect Open Lounge/Dining Room
- Garage In Nearby Compound
- Modern Fitted Kitchen
- Contemporary Main Bedroom Ensuite With Freestanding Bath And Separate Shower
- Situated in This Popular Cul-De-Sac



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Obscured glass pvcu double glazed door through to:-

ENTRANCE HALL Comprising painted wooden flooring, recessed spotlights, radiator, storage cupboard, opening through to Lounge/Diner.

GROUND FLOOR WC South/West aspect. Comprising obscure glass pvcu double glazed window, vinyl flooring, recessed spotlights, low flush wc with tiled splashback, pedestal hand wash basin with tiled splashback.

DUAL ASPECT OPEN PLAN LOUNGE/DINER South/West and North/East aspect.

Lounge Area: Comprising pvcu double glazed bay window, painted wooden flooring, two radiators, understairs storage cupboard.

Dining Area: Comprising pvcu double glazed window and door out to rear garden, painted wooden flooring, radiator, single light fitting, opening through to:-

MODERN FITTED KITCHEN North/East aspect. Comprising pvcu double glazed window, painted wooden flooring, fitted range of cupboards and drawers with solid wood work surface and inset butler sink with mixer tap over, matching eye level cupboards and additional open shelving, space for freestanding oven/cooker with extractor fan over, space and provision for appliances including slimline dishwasher, washing machine and fridge/freezer, recessed spotlights.

FIRST FLOOR LANDING Comprising hatch to loft space, carpeted flooring, recessed spotlights, storage cupboard.

BEDROOM ONE North/East aspect. Comprising pvcu double glazed window, carpeted flooring, built in double wardrobe, door through to:-

CONTEMPORARY ENSUITE BATHROOM North/East aspect. Comprising pvcu double glazed window, vinyl flooring, recessed spotlights, step in shower cubicle with integrated shower over being fully tiled, pedestal hand wash basin, low flush wc, freestanding roll top bath with telephone mixer tap with shower attachment, old school style radiator integrated towel rail, part tiled walls, extractor fan.

INTERNAL CONTINUED....

BEDROOM TWO South/West aspect. Comprising pvcu double glazed bay window, carpeted flooring, radiator, built in double wardrobe cupboard, door through to:-

MODERN ENSUITE SHOWER ROOM South/West aspect. Comprising obscure glass pvcu double glazed window, vinyl flooring, recessed spotlights, step in shower cubicle with integrated shower over and fully tiled walls, pedestal hand wash basin, low flush wc, old school style radiator with integrated towel rail, part tiled walls, extractor fan.

EXTERNAL

FRONT GARDEN Pathway leading to front door with shingle area, further laid to lawn area with flower border.

FEATURE REAR GARDEN Stepping out onto paved patio area with path leading to rear access gate, shrub and bush border, steps leading up to raised seating area being laid to shingle, timber built shed, fence enclosed.

GARAGE In nearby compound with up and over door.

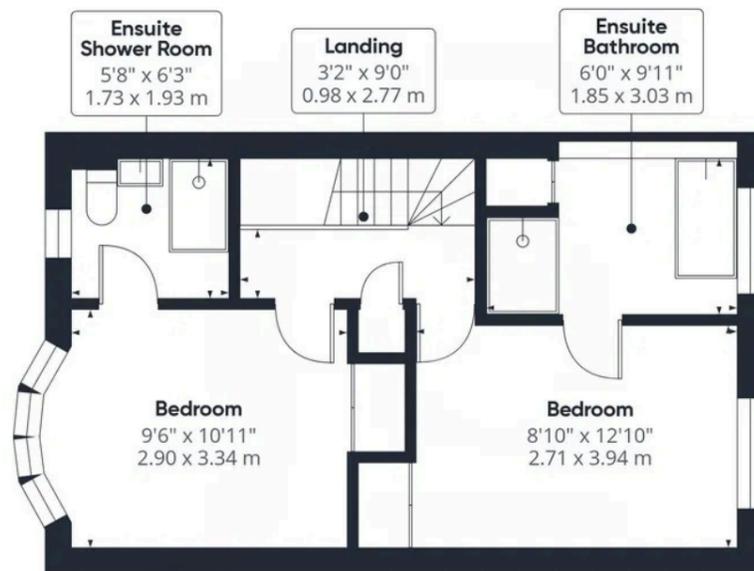
LOCATION

Conveniently in this secluded cul-de sac, being within half a mile of Shoreham mainline railway station and the Town Centre with its comprehensive shopping facilities, health centre and library which are all just a short walk away. There is a footbridge at the end of East Street over the River Adur to Shoreham Beach, and pleasant walks and rides nearby over the South Down or up the Adur Valley

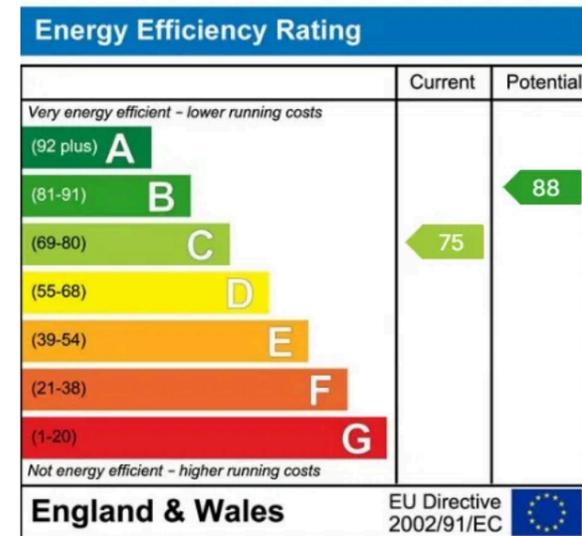




Ground Floor Building 1



Floor 1 Building 1



Property Details:

Floor area (as quoted by EPC: 926 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.