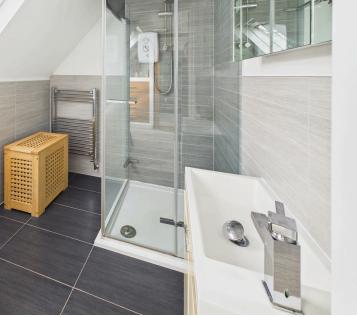


We are delighted to offer for sale this well presented and extended versatile four bedroom two bathroom town house arranged over three floors situated within this desirable cul-de-sac location.





Key Features

- Inspection Is A Must
- Ground Floor Shower Room/Wc
- Ensuite Shower Room to Master Bedroom
- Cul-De-Sac Location
- Landscaped Rear Garden
- Modern Open Plan Kitchen
- Allocated Parking
- Walking Distance To The River And **Beach Front**



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Pvcu front door through to:-

SPACIOUS ENTRANCE HALL Comprising lvt flooring, cupboard with shelving under, sunken spotlights, coving, wall mounted contemporary radiator, wall mounted heating control panel.

GROUND FLOOR WC Comprising obscure glass pvcu double glazed window, low flush wc, wall mounted heated towel rail, contemporary hand wash basin with vanity unit below, tiled flooring, part tiled walls, sunken spotlights.

SPACIOUS OPEN PLAN LOUNGE THROUGH DINING ROOM East aspect. Lounge Area: Comprising sunken spotlights, two contemporary upstanding radiators, coving, lvt flooring, understairs storage cupboards.

Extended Open Plan Dining Area: Comprising pvcu double glazed windows and pvcu double glazed doors with fitted blinds (installed 2024) opening out onto rear garden. Two wall mounted contemporary radiators, vaulted ceiling with sunken spotlights, lvt flooring, two wall mounted lights, being fully insulated.

MODERN SPACIOUS OPEN PLAN KITCHEN West aspect. Comprising pvcu double glazed window, Quartz worksurfaces with cupboards below, matching eye level cupboards, inset single drainer sink unit with contemporary mixer tap, inset four ring Neff induction hob with Neff extractor fan over, matching integrated Neff oven/cooker, integrated Neff microwave, matching integrated Neff dishwasher, provision for washing machine, space for fridge/freezer, lvt flooring, sunken spotlights, breakfast bar with seating for two.

FIRST FLOOR LANDING Comprising sunken spotlights, coving.

BEDROOM ONE East aspect. Comprising pvcu double glazed window with fitted blind, wall mounted contemporary radiator, coving, built in wardrobe with hanging rail and shelving.

BEDROOM TWO West aspect. Comprising pvcu double glazed window with fitted blind, wall mounted contemporary radiator, coving, built in wardrobe with hanging rail and shelving.

BEDROOM THREE East aspect. Comprising pvcu double glazed window with fitted blind, coving, wall mounted contemporary radiator.

MODERN BATHROOM West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath having an Aqualisa shower over, low flush wc, hand wash basin with vanity unit below, wall mounted heated towel rail, part tiled walls, sunken spotlights, extractor fan.

INTERNAL Continued....

ENSUITE BEDROOM FOUR Double aspect being East and West. Comprising two pvcu double glazed velux windows with fitted blinds, two eaves storage cupboards, fitted mirrored wardrobes with hanging rail and shelving, built in cupboards, radiator, recessed shelving, door to:-

ENSUITE SHOWER ROOM East aspect. Comprising pvcu double glazed window with fitted blind, shower cubicle being fully tiled having a wall mounted Triton shower, low flush wc, wall mounted heated towel rail, hand wash basin with vanity unit below, tiled flooring, part tiled walls, extractor fan, sunken spotlights.

EXTERNAL

enclosed.

ALLOCATED PARKING SPACE

ESTATE SERVICE CHARGE - Approx £454.56 per annum

LOCATION

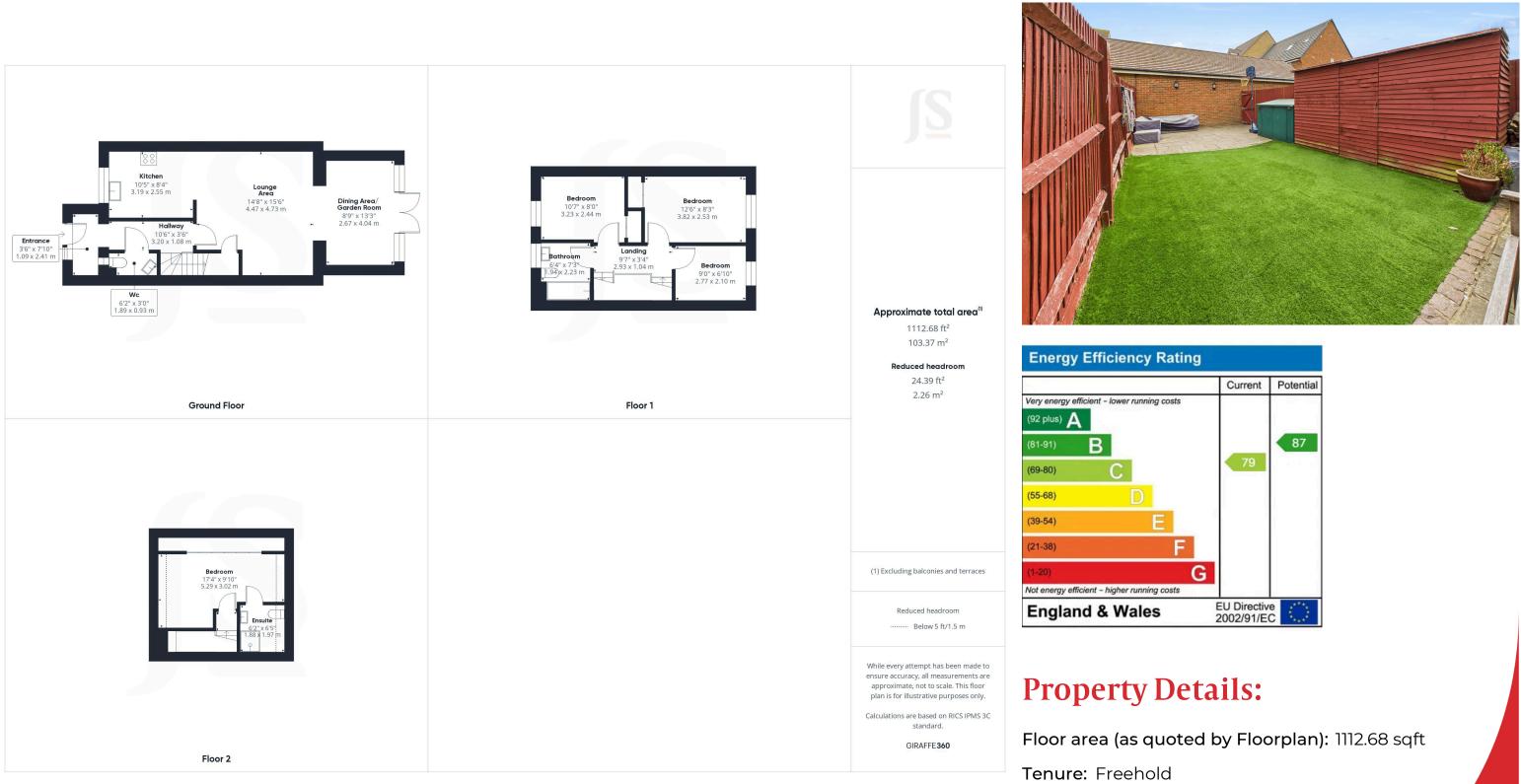
Situated within 1/2 mile access to the foreshore, local shops can be found in Ferry Road where there is a footbridge over the River Adur giving direct access to the centre of Shoreham with its more comprehensive shopping facilities, health centre, library and mainline railway station.



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

SECOND FLOOR LANDING Comprising pvcu double glazed velux window.

REAR GARDEN Laid to artificial grass leading to large block paved area, gate to rear access, four wall mounted lights, outside tap, large timber built shed having power, fence and wall



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 offi ce 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 fl oorplans are correct and drawn as accurately as possible, they are to be used for layout and identifi cation 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 fi res, electrical goods/ fi ttings or other fi xtures, unless expressly mentioned, are not necessarily included with the property.

Shoreham Office | 31 Brunswick Road | Shoreham | West Sussex | BN43 5WA 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Council tax band: D

Jacobs Steel