



Newtimber Gardens | Shoreham by Sea | BN43 5GQ

Offers Over £350,000



We are delighted to offer for sale this well presented three bedroom mid terrace house situated in this sought after location within this pleasant cul-de-sac position.



Key Features

- Garage
- West Facing Rear Garden
- Modern Open Plan Kitchen
Breakfast Room
- Spacious Lounge
- Situated On Level Ground
- Good School Catchment Area
- Storm Porch
- Ideal First Time Buy Or Investment



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Pvcu double glazed door through to:-

STORM PORCH Comprising pvcu double glazed windows, ceiling mounted light, door to :-

OPEN PLAN LOUNGE East aspect. Comprising pvcu double glazed window with fitted blind, radiator, feature fireplace having a fitted wood burner with marble hearth, coving, wall mounted light, recessed shelving and cupboard below. Opening to:-

OPEN PLAN KITCHEN/DINING ROOM West aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below, inset single drainer sink unit with mixer tap, inset four ring induction hob with oven below and extractor fan over, part tiled splashbacks, space for fridge/freezer, space and plumbing for washing machine and dishwasher. Radiator, laminate flooring, kick board led lighting, understairs storage cupboard, pvcu double glazed slide with fitted blinds leading out to West facing rear garden.

FIRST FLOOR LANDING Comprising loft hatch access with pull down ladder benefitting from lighting also being mostly boarded.

BEDROOM ONE East aspect. Comprising pvcu double glazed window with fitted blind, radiator, coving, fitted wardrobes with hanging rail and shelving.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, radiator, coving, built in wardrobe with shelving.

BEDROOM THREE East aspect. Comprising pvcu double glazed window, radiator, coving, open recessed storage with shelving.

BATHROOM West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath having an integrated Mira shower over, pedestal hand wash basin, low flush wc, sunken spotlights, wall mounted ladder style heated towel rail.

EXTERNAL

FRONT GARDEN Paved area on to lawned area having various shrub and plant borders.

WEST FACING REAR GARDEN Artificial grass area leading onto lawned area, with various shrub and plant borders. two wall mounted lights, outside tap, door to garage, gate to rear access.

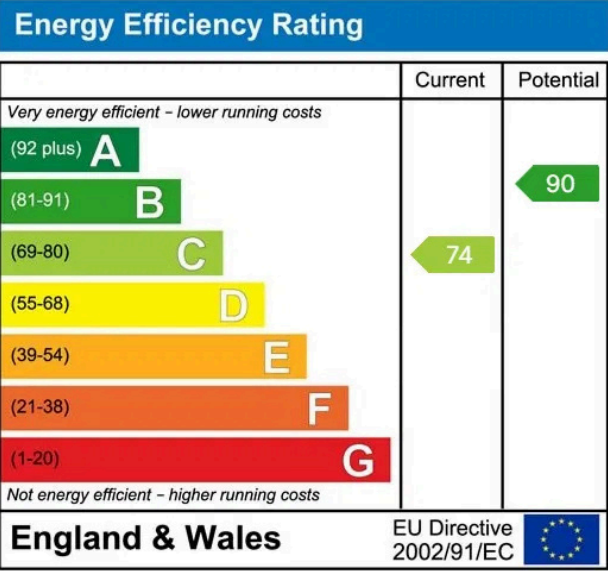
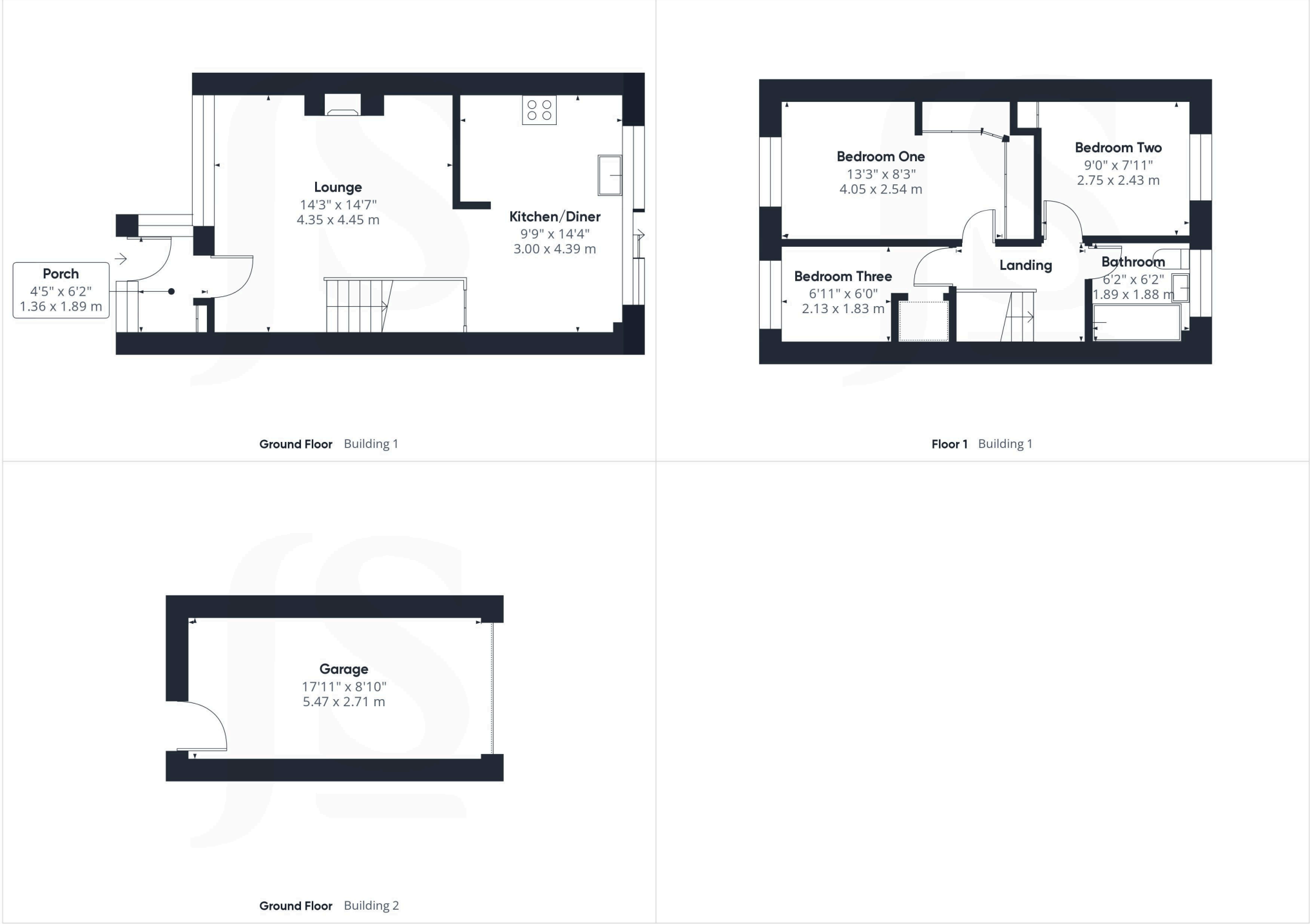
BRICK BUILT GARAGE Via rear access road. Benefitting from power and lighting, and having an up and over door.

LOCATION

Conveniently situated off Downsway within a quiet Cul de sac and popular residential area of North Shoreham. The centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station is approximately 1 mile South, whilst the seafront and Downland walks are easily accessible.



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



Property Details:

Floor area (as quoted by EPC: 743 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.