



Park Avenue | Shoreham by Sea | BN43 6PH  
Guide Price £600,000 - £625,000





We are delighted to offer for sale this well presented four bedroom semi detached house situated in this popular Shoreham location close to Buckingham Park





# Key Features

- Extended Semi Detached House
- Four Bedrooms
- Master Bedroom With Dressing Area & Ensuite
- Ground Floor Wc
- Off Street Parking
- Garden Outhouse/Office
- Good School Catchment Area
- Spacious Lounge/Diner
- Short Walk To Buckingham Park
- Within A Mile Of Shoreham Mainline Railway Station And Town Centre



4 Bedrooms



2 Bathrooms



1 Reception Room

## INTERNAL

Obscure glass wooden double glazed front door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, spotlights, wood effect laminate flooring, under stairs storage cupboard, storage cupboard housing combination Vaillant boiler.

KITCHEN West aspect. Comprising pvcu double glazed bay window with fitted shutters, roll edge wood effect laminate work surface with cupboards below and matching eye level cupboards, integrated appliances including washing machine, Moffat oven and four ring gas hob with extractor fan oven. Space and provision for appliances including dishwasher and under the counter fridge and freezer. Spotlights, chrome tiled splashbacks, contemporary stainless steel sink unit with drainer board and mixer tap, wood effect laminate flooring.

DOWNSTAIRS WC North aspect. Comprising obscure glass pvcu double glazed window, low flush wc, wall mounted hand wash basin, single light fitting.

DUAL ASPECT OPEN PLAN LOUNGE / DINING ROOM North and East aspect. Comprising pvcu double glazed windows, obscure glass pvcu double glazed windows, pvcu double glazed double doors leading out onto rear garden, feature ornate fireplace with gas fire and slate hearth, two radiators, three light fittings, wood effect laminate flooring.

FIRST FLOOR LANDING North aspect. Comprising pvcu double glazed window, single light fitting, radiator.

MASTER BEDROOM East aspect. Comprising pvcu double glazed windows with fitted shutters, two built in wardrobes with hanging rails and shelving, two light fittings, radiator, carpeted flooring.

ENSUITE BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, tile enclosed square plunge bath tub with chrome mixer tap and traditional shower attachment, low flush wc, pedestal hand wash basin, panel enclosed shower cubicle with integrated shower attachment, fully tiled walls, tiled flooring, extractor fan, heated towel rail.

BEDROOM TWO West aspect. Comprising pvcu double glazed window with fitted shutters, radiator, light fitting, carpeted flooring.

## INTERNAL Continued....

### SECOND FLOOR

BEDROOM THREE East aspect. Comprising wooden double glazed Velux window, carpeted flooring, built in wardrobes, eaves storage.

BEDROOM FOUR West aspect. Comprising pvcu double glazed windows with fitted shutters, radiator, sunken spotlights, carpeted flooring.

BATHROOM East aspect. Comprising wooden double glazed Velux window, tile enclosed bath with chrome taps, pedestal hand wash basin, low flush wc, fully tiled, heated towel rail, sunken spotlights.

## EXTERNAL

FRONT GARDEN Block paved driveway having parking for multiple vehicles being dwarf wall and shrub and tree enclosed.

REAR GARDEN Stepping out onto decked area, leading to large lawned area with paved pathway leading to garage, being wall and fence enclosed.

GARAGE / GARDEN ROOM Having an up and over door with storage to front, pvcu double glazed windows and double doors, benefitting from flooring, insulation, electrics, power and lighting.

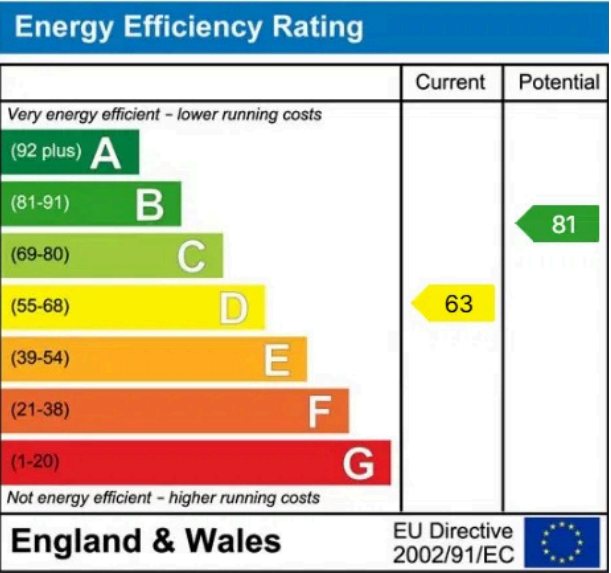
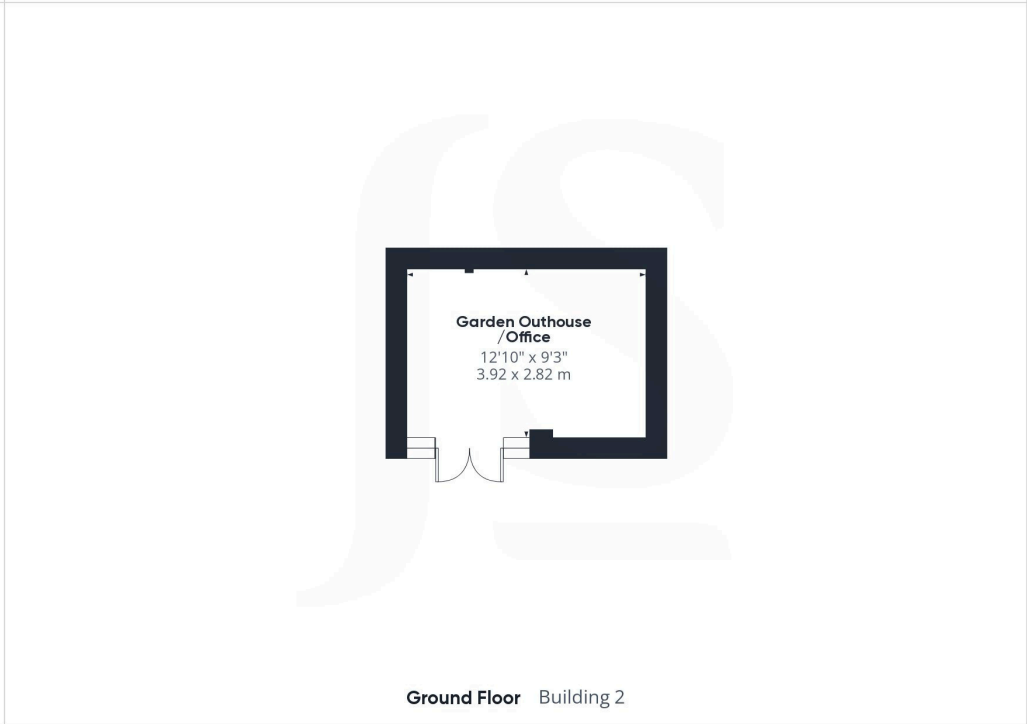
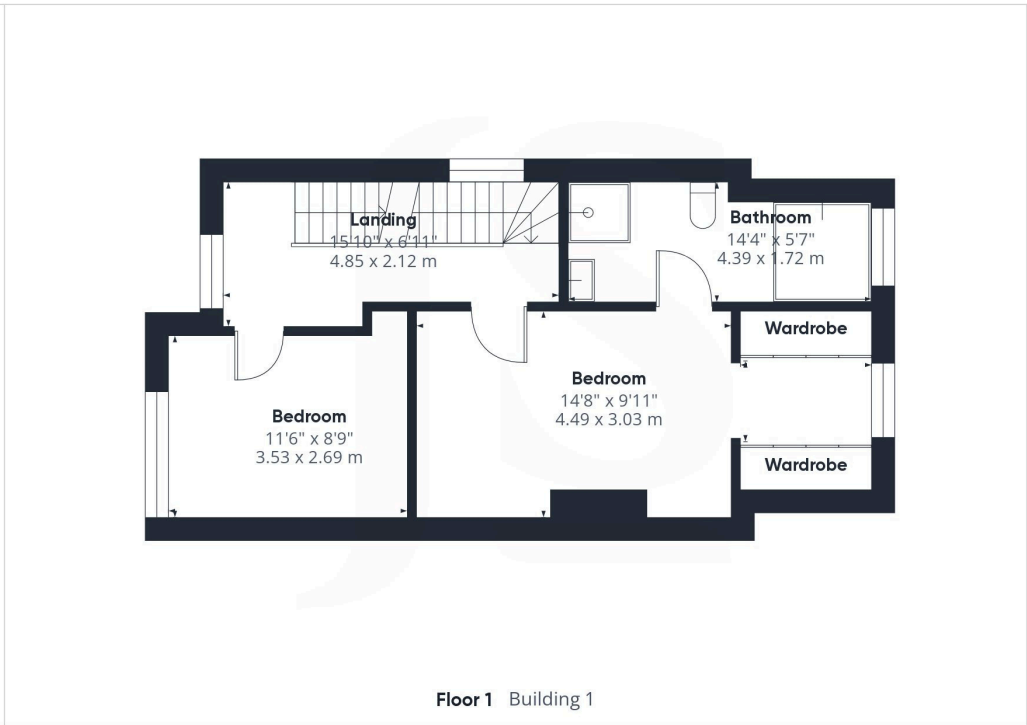
## LOCATION

Conveniently located close to Shoreham's Holmbush centre, (Tesco, Marks & Spencer's and Next). Being close to a bus route for Brighton, Shoreham & Worthing. Whilst, the centre of Shoreham is within 1 mile, which has 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





## Property Details:

Floor area (as quoted by EPC: 1335 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.