



Newtimber Gardens | Shoreham by Sea | BN43 5GQ

Offers Over £400,000



We are delighted to offer for sale this well presented three bedroom semi detached house situated in this quiet cul de sac location



Key Features

- Private Garage
- Good School Catchment Area
- Modern Spacious Kitchen
- Office/Playroom
- On Level Ground
- Cul-De-Sac Location
- No Through Road
- Two Reception Rooms



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Pvcu double glazed door through to:-

STORM PORCH Comprising smoked glass pvcu double glazed windows, storage cupboard housing wall mounted electric meter, solid oak wood flooring, door to:-

OPEN PLAN SPACIOUS LOUNGE West aspect. Comprising pvcu double glazed window, radiator, solid oak wood flooring, feature fireplace having an integrated electric fire, recessed shelving, wall mounted heating control panel, coving. Opening to:-

OPEN PLAN DINING AREA Comprising solid oak wood flooring, radiator, coving, under stairs storage cupboard, opening to:-

OFFICE/PLAY ROOM Comprising fitted cupboards with recessed shelving, coving, feature glass bricks, solid oak wood flooring.

EXTENDED MODERN OPEN PLAN SPACIOUS KITCHEN East aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, fully tiled walls, provision for washing machine, space for fridge/freezer, provision for dishwasher, space for Range cooker with extractor fan over, tiled flooring, part tiled splashbacks.

FIRST FLOOR LANDING Comprising loft hatch access having a pull down ladder benefitting from lighting. Coving.

BEDROOM ONE West aspect. Comprising pvcu double glazed window with fitted blind, radiator.

BEDROOM TWO East aspect. Comprising pvcu double glazed window with fitted roller blind, radiator.

BEDROOM THREE West aspect. Comprising pvcu double glazed window, radiator, built in cupboard with hanging rail and shelving.

MODERN BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath having a shower attachment over, pedestal hand wash basin, low flush wc, wall mounted heated towel rail, fully tiled walls.

EXTERNAL

FRONT GARDEN Large paved walkway onto lawned area, gate to side access.

REAR GARDEN Paved area leading onto large lawned area, outside tap, side return leading to front of house, wall mounted light, fence and wall enclosed.

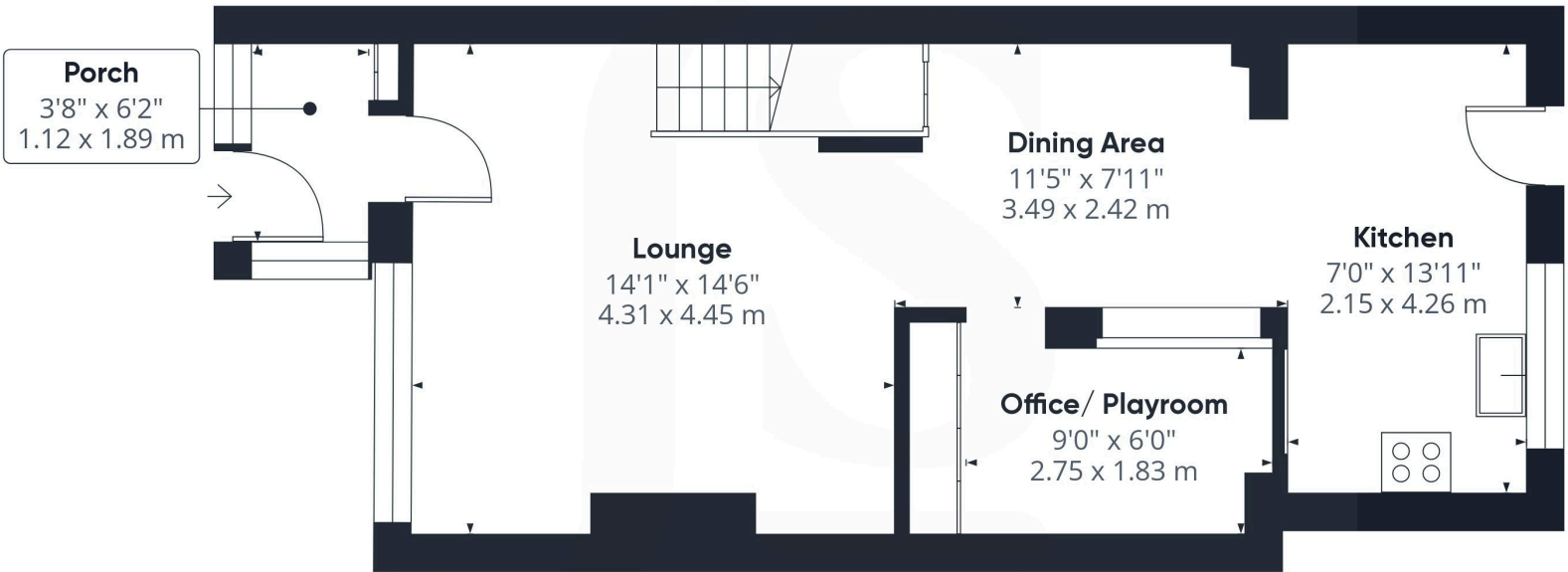
GARAGE In nearby compound, with up and over door.

LOCATION

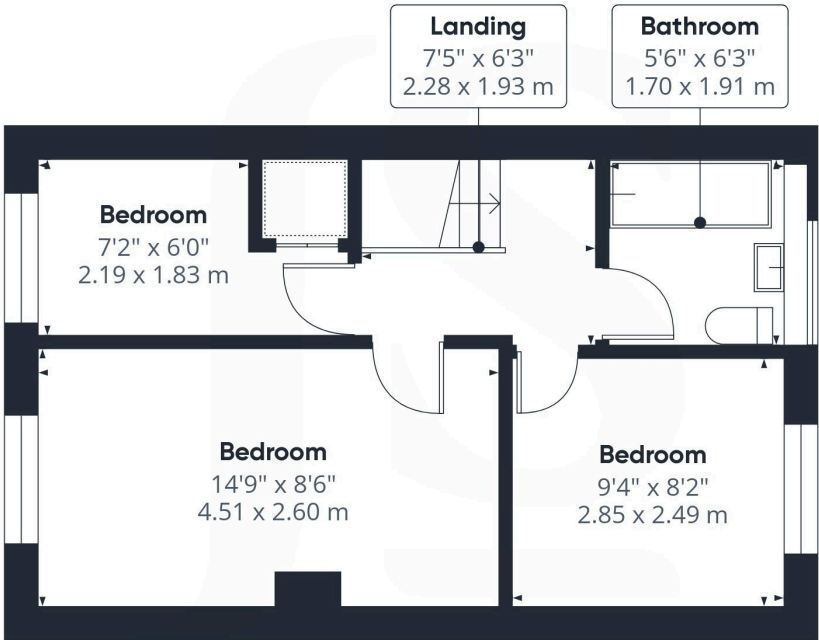
Conveniently situated off Downsway within a quiet Cul de sac and popular residential area of North Shoreham. The centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station is approximately 1 mile South, whilst the seafront and Downland walks are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



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



Ground Floor



Floor 1



Approximate total area⁽¹⁾
813.86 ft²
75.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 840sqft

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.

