



Thyme Close | Shoreham by Sea | BN43 6JJ

Guide Price £450,000





We are delighted to offer for sale this spacious three/four bedroom extended link detached house situated in this popular residential location



Property details: Thyme Close | Shoreham by Sea | BN43 6JJ



# Key Features

- Versatile Living Accommodation
- Three/Four Bedrooms
- Off Street Parking For Approximately Three Vehicles
- Garage
- Shoreham Academy Catchment Area
- Scope For Further Off Street Parking (Stnpc)
- Downstairs Wc
- Open Plan Lounge/Dining Room
- Kitchen/Breakfast Room
- Popular North Shoreham
- Close To Holmbush Centre

 3/4 Bedrooms

 1 Bathroom

 1 Reception Room

## INTERNAL

Composite front door into:-

ENTRANCE PORCH Comprising obscure glass pvcu double glazed window, leaded light stained glass pvcu double glazed door through to:-

ENTRANCE HALL Comprising radiator, under stairs cupboard housing gas meter, parquet flooring, stairs to first floor.

KITCHEN/BREAKFAST ROOM East and South aspect. Comprising pvcu double glazed window, pvcu double glazed door, square edge work surface, matching base and eye level cupboards, stainless steel sink unit with mixer tap, inset Zanussi gas hob with double oven below and extractor fan above, space and provision for washing machine, space for freestanding fridge/freezer, pvcu double glazed serving hatch to dining area, part tiled splashback, radiator, vinyl flooring, decorative light fitting.

GROUND FLOOR WC South aspect. Comprising obscure glass pvcu double glazed window, low flush wc, inset hand wash basin with vanity unit below, part tiled splash back.

LOUNGE/DINER West aspect. Comprising pvcu double glazed window, two radiators, two pendant light fittings, feature fireplace with inset electric fire with quartz hearth and wooden surround and mantle, serving hatch to Kitchen, door through:-

GROUND FLOOR BEDROOM/STUDY South and East aspect. Comprising pvcu double glazed window, pvcu double glazed french doors to rear garden, radiator, single light fitting, coving, two wall mounted lights.

FIRST FLOOR LANDING West aspect. Comprising pvcu double glazed window, single light fitting, hatch to loft access benefitting from being fully insulated, part boarded and having lighting.

BEDROOM ONE East aspect. Comprising pvcu double glazed window, radiator, single light fitting, radiator, built in wardrobe cupboards with hanging rail and shelving, carpeted flooring.

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

BEDROOM THREE East aspect. Comprising pvcu double glazed window, radiator, single light fitting, built in storage cupboard with radiator and slatted shelving, carpeted flooring.

BATHROOM South aspect. Comprising obscure glass pvcu double glazed window, panel enclosed curved bath with integrated shower over, low flush wc, hand wash basin with mixer tap and vanity unit below, contemporary towel rail, fully tiled walls, vinyl flooring, recessed spotlights.

## EXTERNAL

FRONT GARDEN Laid to block paving providing off street parking for approximately three vehicles, further block paved patio area, large lawned are with mature shrubs and trees.

REAR GARDEN Large patio area leading onto large lawned area with various plant and shrub borders, summer house, sunken pond, large side return, door to garage.

BRICK BUILT GARAGE Benefitting from up and over door, power and lighting.

## LOCATION

Conveniently situated on this popular "Herb Estate". Local shops are located in Upper Shoreham Road whilst the Holmbush Shopping Centre is a short distance away. The centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station is just over 1 mile distant.



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





Approximate total area<sup>(1)</sup>

1101.15 ft<sup>2</sup>  
102.3 m<sup>2</sup>

### Reduced headroom

 $3.94 \text{ ft}^2$ 0.37 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		

**England & Wales**

EU Directive 2002/91/EC



## Property Details:

Floor area (as quoted by EPC): 1012sqft

**Tenure:** Freehold

Council tax band: E

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.

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