



St Giles Close | Shoreham by Sea | BN43 6GR

£450,000





We are delighted to offer for sale this spacious three bedroom semi detached family home benefitting from garage and off road parking situated in this popular cul-de-sac.



Property details: St Giles Close | Shoreham by Sea | BN43 6GR



# Key Features

- Three Bedroom Semi Detached House
- Open Plan Lounge/Dining Room
- Spacious Kitchen
- Sun Trap Rear Garden
- Garage And Off Road Parking
- Modern Kitchen
- Family Bathroom And Separate Wc
- Good School Catchment Area
- Cul-De-Sac Location
- Pvcu Double Glazing And Gas Central Heating



3 Bedrooms



1 Bathroom



1 Reception Room

## INTERNAL

Obscure glass pvcu double glazed door leading into:-

ENCLOSED ENTRANCE HALL Comprising built in storage cupboard with hanging rail and shelving, laminate flooring, single light fitting, wooden door through to:-

OPEN PLAN DUAL ASPECT LOUNGE/DINER West and East aspect.

Lounge area: Comprising pvcu double glazed window, radiator, single ceiling light fitting, two wall mounted light fittings, laminate flooring, feature fireplace with marble hearth and wooden surround, understairs storage cupboard, stairs to first floor.

Dining Area: Comprising pvcu double glazed sliding doors out onto feature rear garden, serving hatch to kitchen, wall mounted heating control panel, radiator, laminate flooring, single light fitting.

KITCHEN East aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, four ring gas hob with oven below and extractor fan over, matching cupboard housing wall mounted Vaillant combination boiler, space and provision for washing machine and American style fridge/freezer. Recessed lighting, tiled splashbacks, laminate flooring.

FIRST FLOOR LANDING North aspect. Comprising pvcu double glazed window, carpeted flooring, loft hatch access, wall mounted heating control panel, radiator, single light fitting.

MAIN BEDROOM West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, fitted wardrobe cupboard with hanging rail and shelving.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, contemporary ladder style radiator, laminate flooring, single light fitting, two fitted wardrobe cupboard with hanging rail and shelving.

## INTERNAL CONTINUED....

BEDROOM THREE West aspect. West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, fitted wardrobe cupboard with hanging rail and shelving.

BATHROOM East aspect. Comprising panel enclosed bath with integrated shower attachment over, low flush wc, hand wash basin with mixer tap and vanity unit below, fully tiled walls, heated towel rail, vinyl flooring, recessed lighting, extractor fan.

SEPARATE WC North aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin with mixer tap and tiled splashbacks, towel rail, single light fitting with directable spotlights.

## EXTERNAL

FRONT GARDEN Laid to lawn with various shrub and plant borders, fence enclosed.

FEATURE REAR GARDEN Stepping out onto patio area leading onto lawn area with various shrub and plant borders, bark chipping area with picket fence, fence and wall enclosed. Side patio area with gate leading to front.

GARAGE AND OFF STREET PARKING Brick built garage with up and over door.

## LOCATION

Conveniently situated off Middle Road, being on level ground and within easy walking distance of local shops and schools. The centre of Shoreham, with its more comprehensive shopping facilities, health centre, library and mainline railway station, is just under 1 mile away



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



