



Nursery Close | Shoreham by Sea | BN43 6GJ

Offers Over £425,000





We are delighted to offer for sale this charming extended three bedroom semi detached house situated within this popular cul-de-sac location being offered for sale with no ongoing chain.



Key Features

- Off Road Parking
- Garage
- Vacant Possession
- Mature Garden
- No Onward Chain
- Scope For Improvement
- Wet Room
- Extended Dining Room
- Spacious Open Plan Kitchen



3 Bedrooms



1 Bathroom



2 Reception Room

INTERNAL

Door through to:- STORM PORCH Double doors leading to:-

SPACIOUS LOUNGE West aspect. Comprising large pvcu double glazed window with fitted blinds, radiator, coving, cupboard housing wall mounted electric meter, understairs storage cupboard with shelving, feature fireplace having an inset coal effect electric fire with shelving.

OPEN PLAN EXTENDED DINING ROOM East aspect. Comprising double glazed window, pvcu double glazed slide door leading out onto rear garden, two radiators, coving, recess shelving, two wall mounted lights, airing cupboard housing floor mounted Potterton Kingfisher boiler with factory lagged hot water tank and slatted shelving.

OPEN PLAN KITCHEN North aspect. Comprising window, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset four ring electric hob with oven below having an extractor fan over, inset one and a half bowl sink unit with mixer tap, part tiled splash backs, space and provision for fridge/freezer, engineered oak wood flooring.

CLOAK ROOM Comprising double glazed window, low flush wc, radiator, hand wash basin, door leading out onto side access.

Handcrafted bespoke feature oak staircase leading up to:-

FIRST FLOOR LANDING Comprising loft hatch access, built in cupboard with shelving, further built in cupboard with slatted shelving, pvcu double glazed window with fitted blind benefitting from distant rooftop and downland views.

SEPERATE WC East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, two grab rails.

BEDROOM ONE West aspect, benefitting from distant downland views. Comprising pvcu double glazed window, radiator, range of fitted wardrobes with hanging rail and shelving.

INTERNAL CONTINUED

BEDROOM TWO East aspect. Comprising window, radiator, fitted wardrobe with hanging rail and shelving.

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

WET ROOM North aspect. Comprising obscure glass pvcu double glazed window, wall mounted electric shower with grab rail and built in seat, hand wash basin, radiator, fully tiled walls, extractor fan.

EXTERNAL

FRONT GARDEN Large paved area onto large lawned area having various shrub, tree and plant boarders, affording off-road parking for 3+ vehicles, wall mounted light.

MATURE REAR GARDEN Large lawned area having various mature shrub, tree and plant boarders, sunken pond with built in filter and rockery surround, green house, timber built summer house, potting area, door to covered lean to benefitting from power and lighting offering useful storage area.

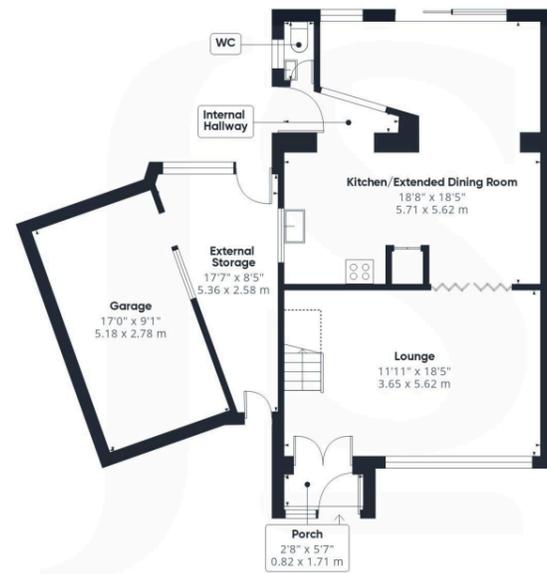
BRICK BUILT DETACHED GARAGE Benefitting from power and lighting.

LOCATION

Situated in this sought after location. Holmbush Shopping Centre which incorporates Marks & Spencer's, Costa, Next and Tesco's are within a mile of the property. Within walking distance to bus routes 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



Ground Floor



Floor 1



Approximate total area^m

1194 ft²

111.1 m²

Reduced headroom

15 ft²

1.4 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Property Details:

Floor area (as quoted by Floor Plan): 1195sqft

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.