



Parkside | Shoreham by Sea | BN43 6HA  
Guide Price £625,000





We are delighted to offer for sale this extended three bedroom mid terraced house situated within this highly desirable location.



Property details: Parkside | Shoreham by Sea | BN43 6HA



# Key Features

- Private Road
- Extended Kitchen/Dining Room
- Overlooking Buckingham Park
- Shower Room
- Separate Spacious Lounge
- Private Garage And Parking
- No Ongoing Chain
- Ground Floor Cloakroom
- Good School Catchment Area
- Close To Local Shops
- Scope To Extend (Stnpc)

**3 Bedrooms**

**1 Bathroom**

**2 Reception Room**

## INTERNAL

EXPOSED PORCH Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising original stained glass window, wall mounted school radiator, wall mounted heating control panel, understairs storage cupboard.

GROUND FLOOR CLOAKROOM Comprising low flush wc, wall mounted school radiator, pedestal hand wash basin, sunken spotlights, extractor fan.

SPACIOUS SEPARATE LOUNGE West aspect benefitting from pleasant views looking towards Buckingham Park. Comprising pvcu double glazed bow fronted bay window, stripped solid wood flooring, two wall mounted school radiators, feature fireplace having an attractive wood surround with tiled hearth, double doors leading onto :-

WELL EXTENDED OPEN PLAN DINING ROOM East aspect. Comprising aluminium framed bifolding doors, laminate flooring, pvcu double glazed skylight, sunken spotlights, exposed brick fireplace, wall mounted school radiator.

OPEN PLAN KITCHEN/DINER East aspect. Comprising pvcu double glazed window, Quartz work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl sink unit with mixer tap, inset four ring induction hob with extractor fan over, matching integrated appliances include oven/cooker, fridge/freezer, washing machine and dishwasher. Separate island with Quartz work surface and seating for three, contemporary ceiling mounted light, further matching cupboards with shelving.

FIRST FLOOR LANDING Comprising loft hatch access.

BEDROOM ONE West aspect benefitting from impressive views directly over Buckingham Park. Comprising pvcu double glazed bay fronted bow window, wall mounted school radiator, feature fireplace.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, wall mounted school radiator, feature fireplace.

## INTERNAL CONTINUED ....

BEDROOM THREE West aspect benefitting from impressive views directly over Buckingham Park. Comprising feature pvcu double glazed window, wall mounted school radiator.

MODERN FAMILY BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, contemporary hand wash basin, wall mounted light, panel enclosed bath having an integrated shower over with shower attachment, low flush wc, part tiled walls, sunken spotlights, extractor fan.

## EXTERNAL

FRONT GARDEN Paved walkway onto large lawned area having various shrub and plant borders, wall mounted light, dwarf wall enclosed.

SUN TRAP REAR GARDEN Raised composite decked area with balustrade, stepping down onto large lawned area having various mature shrub, tree and plant borders, outside tap, gate to rear access.

OFF STREET PARKING & GARAGE Situated opposite the property, with up and over door, parking available in front of garage.

## LOCATION

Conveniently situated in a Popular and Sought After Location on a Private Road next to Buckingham Park. Shoreham Town Centre can be found within 1 mile to the South with its comprehensive shopping facilities, health centre, library, along various shops, bars, cafes and restaurants along with a mainline railway station. From the High Street there is also a footbridge over the River Adur giving access to the Beach.







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

1100 ft<sup>2</sup>

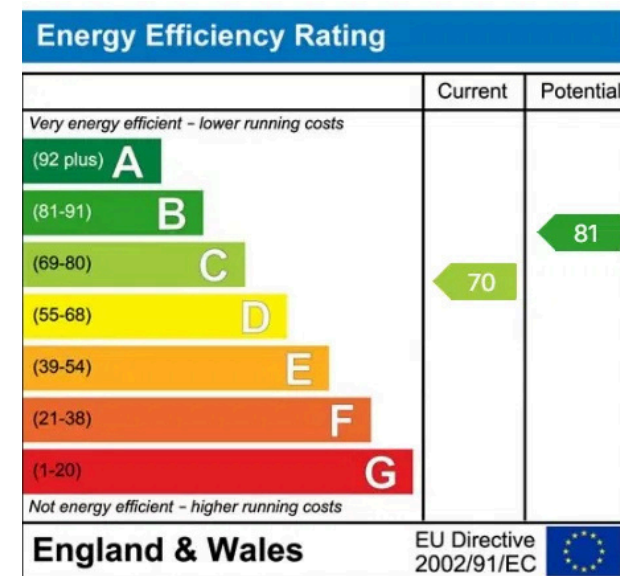
102.2 m<sup>2</sup>

(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



Council tax band: D

**jacobs | Steel**