



Connaught Avenue | Shoreham by Sea | BN43 5WJ  
Offers Over £450,000





We are delighted to offer for sale this beautifully presented three bedroom end of terrace house situated in this desirable central Shoreham location.





# Key Features

- Walking Distance To Shoreham Town And Railway Station
- Modern Open Plan Kitchen/Dining Room
- Off Road Parking
- Good School Catchment Area
- Modern Bathroom
- Spacious Separate Lounge
- Garage In Nearby Compound
- Home Office With Power And Lighting
- Viewing Is Strongly Advised



3 Bedrooms



1 Bathroom



1 Reception Room

## INTERNAL

Pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, lvt flooring, coving.

SEPERATE SPACIOUS LOUNGE South/West aspect. Comprising pvcu double glazed bow fronted bay window with fitted shutter blinds, feature fireplace with recess shelving, solid oak mantle piece with tiled hearth, lvt flooring, radiator, coving, recess shelving with cupboards under, bifolding doors leading to:-

OPEN PLAN KITCHEN / DINING ROOM North/East aspect. Comprising pvcu double glazed window with fitted blind, pvcu double glazed double doors leading out onto rear garden, granite worksurface with cupboards below and matching eye level cupboards, inset one and a half bowl sink unit with mixer tap, integrated appliances include contemporary hot water tap, four ring electric hob with oven below and extractor fan over, fridge/freezer. Space and provision for dishwasher. Radiator, under stairs storage cupboard, coving, sunken spotlights, laminate flooring.

Breakfast Bar: Comprising seating for two, granite worksurfaces with cupboards below, ceiling mounted contemporary lights over.

FIRST FLOOR LANDING Comprising loft hatch access with pull down ladder, being fully boarded and benefitting from power and lighting.

BEDROOM ONE South/West aspect. Comprising pvcu double glazed bow fronted bay window with Juliette balcony having fitted shutter blinds, radiator, built in wardrobe with hanging rail and shelving.

BEDROOM TWO North/East aspect. Comprising pvcu double glazed window, radiator, built in wardrobe with hanging rail and shelving and cupboard over, further built in wardrobe with cupboard over.

BEDROOM THREE South/West aspect. Comprising pvcu double glazed window with fitted blind, radiator, built in storage cupboard.

MODERN BATHROOM North/East aspect. Comprising obscure glass pvcu double glazed window with fitted roller blind, panel enclosed bath having an integrated shower over with shower attachment, hand wash basin with vanity unit below, low flush wc, part tiled walls, wall mounted heated towel rail, sunken spotlights.

## EXTERNAL

FRONT GARDEN Large blocked paved area affording off-road parking for approximately 2 vehicles, electric car charger point, also having various shrub, tree and plant borders.

REAR GARDEN Paved area onto artificial turf onto further paved area, wall mounted light, outside tap, gate to side access, gate to rear access leading to garage in nearby compound.

OFFICE ROOM Being fully insulated benefitting from power and lighting. Comprising pvcu double glazed window, pvcu double glazed double doors leading out onto rear garden, wall mounted electric heater, laminate flooring, sunken spotlights

GARAGE In nearby compound.

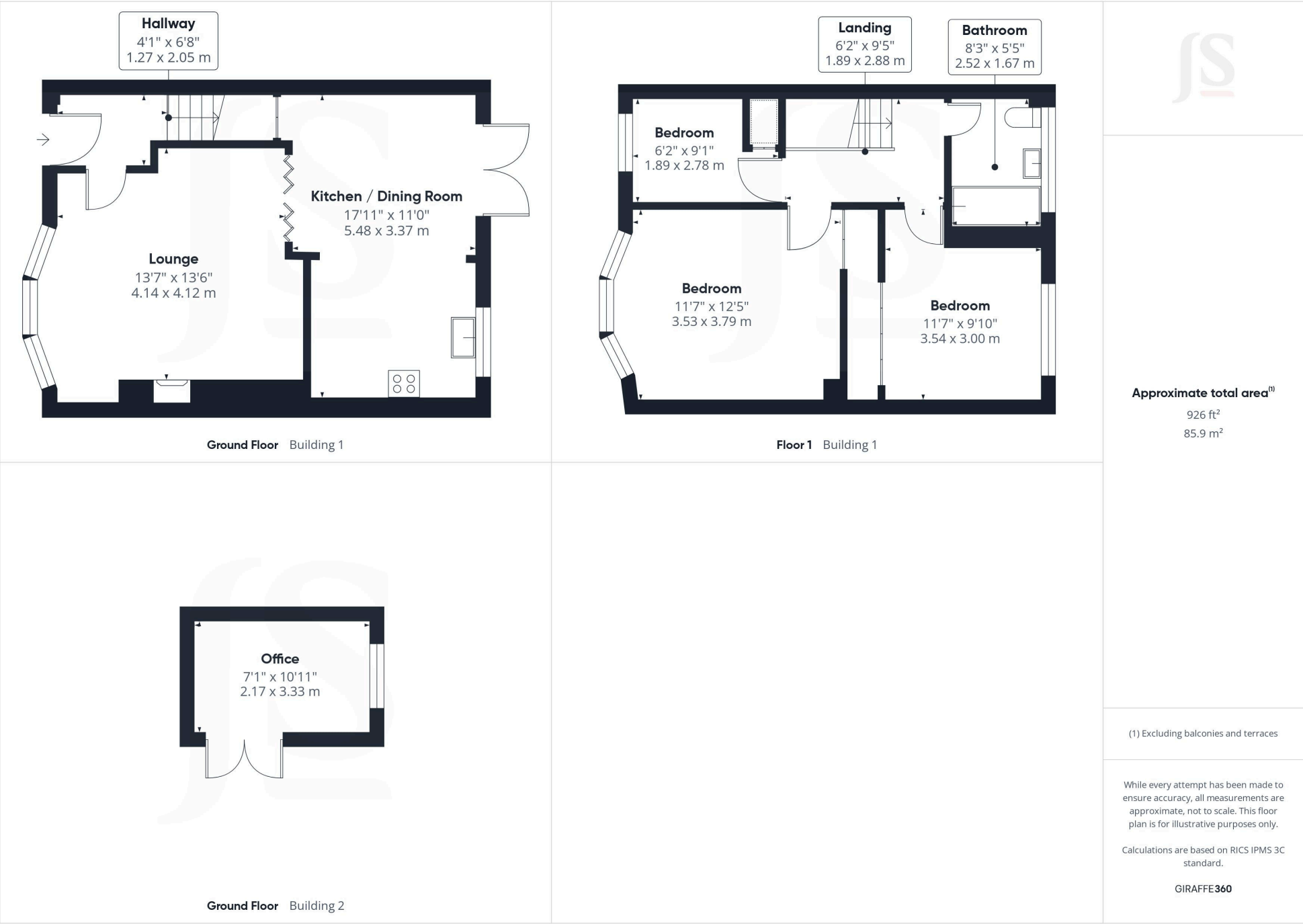
## LOCATION

Conveniently situated in a quiet location in popular Old Shoreham. The Town Centre, with its comprehensive shopping facilities, health centre, library and mainline railway station, is within easy reach, whilst pleasant walks and rides are easily accessible over the South Downs and along the River Adur. Shoreham Beach can be found within 1 mile to the South.



To book a viewing contact us on: 01273 441341 | [shoreham@jacobs-steel.co.uk](mailto:shoreham@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





Property Details:

Floor area (as quoted by floorplan: 847 sqft

Tenure: Freehold

Council tax band: D

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.