



Williams Road | Shoreham by Sea | BN43 6BP
Guide Price £500,000





We are delighted to offer for sale this four bedroom well extended semi detached house situated on level ground within this convenient residential location



Key Features

- Self Contained Granny Annexe
- Kitchen/Dining Room
- Two Reception Rooms
- Good Size Rear Garden
- A Wealth Of Off Road Parking
- Two Bathrooms
- Three Wc's
- Inspection Is A Must



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Pvcu double glazed composite front door through to:-

SPACIOUS ENTRANCE HALL Comprising understairs storage cupboard, radiator, tiled flooring, sunken spotlights, coving, door to cupboard with hanging rail and shelving.

GROUND FLOOR CLOAKROOM Comprising smoked glass pvcu double glazed window, low flush wc, hand wash basin, wall mounted Vaillant combination boiler, tiled flooring, part tiled walls, wall mounted heated towel rail, sunken spotlight.

SPACIOUS SEPARATE LOUNGE South aspect. Comprising pvcu double glazed window with fitted blind, coving, two contemporary ladder style wall mounted radiators, slide doors through to:-

MODERN KITCHEN/DINING ROOM North aspect. Comprising large pvcu double glazed ceiling lantern, laminate work surfaces with cupboards below and kickboard led lighting, matching eye level cupboards, inset five ring gas hob with contemporary extractor fan over, inset one and a half bowl sink unit with mixer tap, space for American style fridge/freezer, contemporary wall mounted ladder style radiator, matching integrated dishwasher, integrated oven/cooker. Further work surfaces with cupboards below. Breakfast bar with seating for four having integrated bin and wine cooler. Aluminium framed double glazed bi-folding doors with internal blinds leading out onto good size rear garden, opening through to:-

SEPARATE DINING ROOM Comprising integrated coal effect electric fire, sunken spotlights, door to:-

SELF CONTAINED GRANNY ANNEXE

KITCHEN AREA (Annexe) South aspect. Comprising pvcu double glazed window, laminate work surfaces with cupboards below and matching eye level cupboards, provision for washing machine, space for dryer, inset stainless steel single drainer sink unit with mixer tap, part tiled splashbacks, sunken spotlights, integrated wine rack, radiator.

SEPARATE STORAGE SPACE (Annexe) Comprising pvcu double glazed door from Kitchen, motorised up and over door out to front benefitting from power and lighting.

INTERNAL HALLWAY (Annexe) Comprising carpeted flooring, sunken spotlights, opening onto:-

SPACIOUS LOUNGE (Annexe) North aspect. Comprising pvcu double glazed bi-folding doors, two wall mounted contemporary ladder style radiators, sunken spotlights.

INTERNAL Continued...

DOUBLE BEDROOM (Annexe) West aspect. Comprising smoked glass pvcu double glazed window, radiator, built in wardrobe with hanging rail and shelving, recessed shelving, door to:-

ENSUITE SHOWER ROOM (Annexe) Comprising fully tiled shower cubicle having a wall mounted electric shower, contemporary low flush wc, hand wash basin, recessed shelving, wall mounted heated towel rail, tiled flooring, fully tiled walls, extractor fan, sunken spotlights.

FIRST FLOOR LANDING Comprising two pvcu double glazed windows with fitted blinds.

BEDROOM ONE North aspect. Comprising pvcu double glazed window, radiator, coving, loft hatch access, built in wardrobe with hanging rail and slatted shelving.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, radiator, built in wardrobe with hanging rail and shelving, sunken spotlights, coving.

BEDROOM THREE South aspect. Comprising pvcu double glazed window with fitted blind, radiator, coving, sunken spotlight.

MODERN SHOWER ROOM East aspect. Comprising smoked glass pvcu double glazed window, large walk in shower cubicle having an integrated shower with two grab rails and being fully tiled, hand wash basin with vanity unit below, contemporary low flush wc, extractor fan, wall mounted heated towel rail, part tiled walls, tiled flooring, sunken spotlights.

EXTERNAL

FRONT GARDEN Large block paved area affording off road parking for approximately four vehicles, three wall mounted lights, palm tree, outside tap.

GOOD SIZE REAR GARDEN Laid sandstone patio leading onto large lawn area having various shrub and plant borders, wooden pergola, timber built shed, summer house, six wall mounted lights, outside tap, fence enclosed.

LOCATION

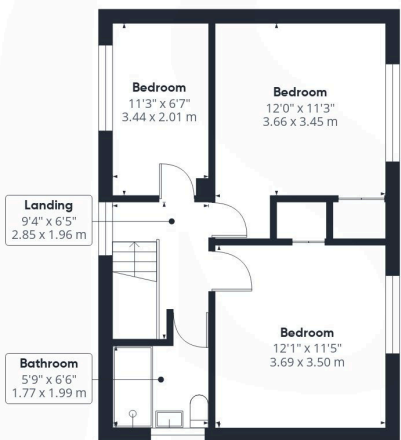
Situated within easy access to Holmbush Centre (Tesco's, Marks & Spencer's & Next). The centre of Shoreham, with its mainline railway station, health centre, library and comprehensive shopping facilities, is approximately 1 1/2 miles distant. Kingston Beach and walks over the South Downs are both close at hand.



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⁽¹⁾

1614 ft²
149.8 m²

Reduced headroom

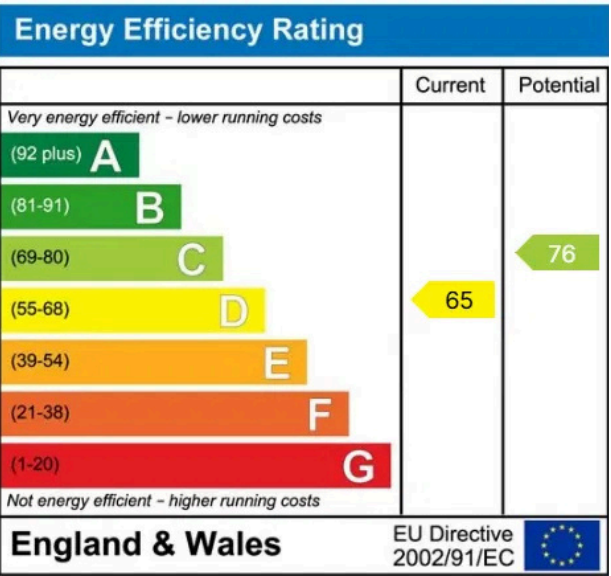
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Property Details:

Floor area (as quoted by floorplan: 1614 sqft

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.