



Saffron Close | Shoreham by Sea | BN43 6JF

Guide Price £425,000



We are delighted to offer for sale this spacious three bedroom semi detached family home situated in this popular Herb Estate location.



Property details: Saffron Close | Shoreham by Sea | BN43 6JF

Key Features

- Three Bedrooms
- Semi Detached Family Home
- Off-Road Parking And Garage
- Shower Room
- Modern Fitted Kitchen
- Open Plan Lounge / Dining Room
- Garden Outbuilding / Office
- Spacious Family Bathroom
- Feature Rear Garden
- Good School Catchment
- Popular Cul-De-Sac Location



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Obscure pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising three obscure pvcu double glazed windows, radiator, carpeted flooring, single light fitting.

DUAL ASPECT OPEN PLAN LOUNGE / DINING ROOM South/East and North/West aspects.

Lounge area: Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting with directable spotlights, coving.

Dining area: Comprising pvcu double glazed sliding door leading out onto feature rear garden, radiator, carpeted flooring, single light fitting with directable spotlights, coving.

MODERN FITTED KITCHEN North/West aspect. Comprising pvcu double glazed window, obscure pvcu double glazed door leading onto side access and rear garden, recess lighting which can be controlled from your smart phone, under-cabinet LED strip lights, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset single drainer Lamona sink unit with mixer tap and drainer board, integrated appliances include inset four ring Lamona electric hob with oven below and extractor fan over, Lamona dishwasher and Lamona washing machine. Space and provision for appliances include fridge/freezer.

FIRST FLOOR LANDING North/East aspect. Comprising carpeted flooring, single light fitting, loft hatch access.

BEDROOM ONE North/West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, coving, wall mounted Mitsubishi air conditioning unit.

BEDROOM TWO South/East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, coving, built in cupboard with hanging rail and shelving, wall mounted Mitsubishi air conditioning unit.

INTERNAL CONTINUED....

BEDROOM THREE South/East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light flooring, coving, over the stairs storage cupboard with shelving.

MODERN FITTED BATHROOM North/West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed jacuzzi bath with integrated shower attachment over benefitting from fully tiled walls, hand wash basin with vanity unit below with mixer tap, tiled splash backs, part tiled walls, low flush wc, single light fitting, extractor fan.

EXTERNAL

FEATURE REAR GARDEN Stepping out onto large tiled patio area with steps up onto further tiled path leading to small artificial grass area and raised decking area, having mature shrub and plants through out. Raised wooden sleeper flower bed, three outside power sockets, outside tap, side access.

GARAGE Having an up and over door leading to off-road parking and drive, benefitting from power and lighting, pvcu double glazed door leading out onto rear garden, skylight.

OUTBUILDING South/East aspects. Comprising pvcu double glazed double doors, pvcu double glazed window, laminate flooring, skylight, recess lighting, shelving, built in desk, various power points.

LOCATION

Conveniently situated on this popular "Herb development". Local shops are located in Upper Shoreham Road whilst the Holmbush Shopping Centre is a short distance away. The centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station is just over 1 mile distant.



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



Property Details:

Floor area (as quoted by EPC: 990sqft

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.