



Williams Road | Shoreham by Sea | BN43 6BQ

£475,000

JS
jacobs | Steel



We are delighted to offer for sale this spacious three double bedroom semi detached family home situated on this spacious corner plot in this desirable Shoreham location.



Key Features

- Three Double Bedrooms
- Semi Detached Family Home
- Large Corner Plot
- Double Garage And Off Street Parking
- Scope To Extend (Stnpc)
- Dual Aspect Lounge
- Open Plan Kitchen/Dining Room
- Downstairs Wc And Utility
- Good School Catchment Area
- Popular Residential Location

**3 Bedrooms**

**1 Bathroom**

**2 Reception Rooms**

INTERNAL

ENCLOSED STORM PORCH West aspect. Comprising pvcu double glazed windows, pvcu double glazed slide door, tiled flooring, pvcu double glazed front door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, coving, carpeted flooring.

SEPARATE DOUBLE ASPECT LOUNGE West and North aspect. Comprising two pvcu double glazed windows, carpeted flooring, radiator, feature fireplace with inset coal effect gas fire with granite hearth, two wall lights, single ceiling light fitting, dado rail, coving.

DINING ROOM West aspect. Comprising pvcu double glazed window, laminate flooring, radiator, single light fitting, coving, archway through to:-

FITTED KITCHEN/BREAKFAST ROOM East aspect. Comprising pvcu double glazed window, laminate flooring, fitted range of cupboards and drawers, laminate worksurface with inset stainless steel single drainer sink unit with mixer tap, inset four ring gas hob with integrated extractor fan over, integrated eye level double oven/grill, space and provision for dishwasher and washing machine, further laminate worksurface breakfast bar with seating for two, space for freestanding fridge/freezer, understairs storage space, coving, ceiling mounted directable spotlights, pvcu double glazed door through to:-

DOUBLE ASPECT SUN ROOM South and West aspect. Comprising pvcu double glazed windows, carpeted flooring, two wall lights, double glazed double doors out to rear garden, doors into:-

GROUND FLOOR WC/UTILITY South and East aspect. Comprising obscure glass pvcu double glazed windows, wall hung hand wash basin, low flush wc, space and provision for appliances, wall mounted light.

SPACIOUS FIRST FLOOR LANDING East aspect. Comprising pvcu double glazed window, carpeted flooring, loft hatch access,

DOUBLE ASPECT BEDROOM ONE South and West aspect. Comprising two pvcu double glazed windows, radiator, carpeted flooring, built in wardrobes with sliding mirrored door, feature coving, single light fitting.

DOUBLE ASPECT BEDROOM TWO West and North aspect. Comprising two pvcu double glazed windows, radiator, carpeted flooring, recessed wardrobe cupboard with mirrored sliding doors, coving, single light fitting.

INTERNAL Continued....

BEDROOM THREE West aspect. Comprising two pvcu double glazed windows, radiator, carpeted flooring, built in wardrobe cupboard with sliding mirrored doors, coving, single light fitting.

FITTED BATHROOM East aspect. Comprising pvcu double glazed window, low flush wc, pedestal hand wash basin, panel enclosed bath with shower over, wall mounted ladder style towel rail, fully tiled walls, tiled flooring, coving.

EXTERNAL

FRONT/SIDE GARDEN Gate leading to block paved pathway leading to porch and around to the side, mainly laid to shingle, being wall and privet enclosed. Gate to rear garden.

SOUTH FACING REAR GARDEN Large paved patio area leading on to large lawned area raised flower bed with various shrubs, timber built shed, door to garage, gate to side access. Being fence, brick wall and privet enclosed.

OFF STREET PARKING Hardstanding area accessed via double opening gates leading to garage.

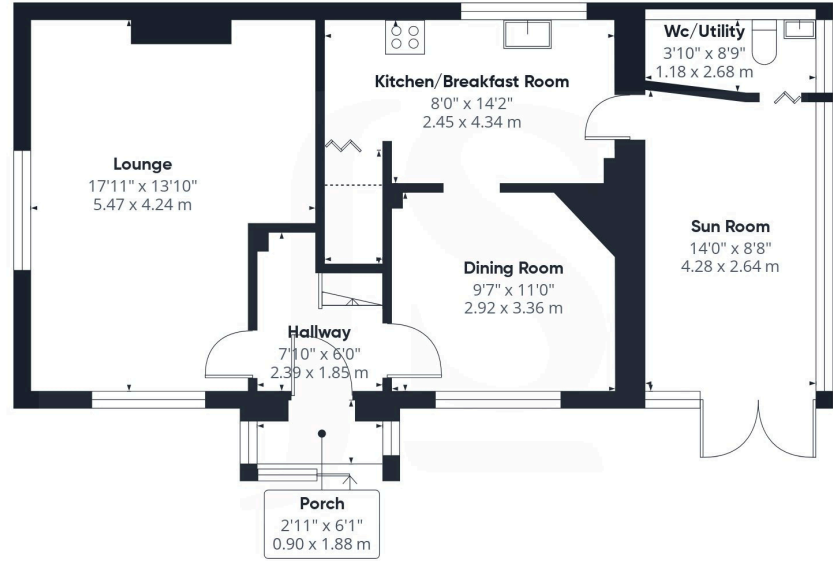
DOUBLE GARAGE Having up and over door benefitting from power, lighting and water supply, fitted corner sink, window and door into garden.

LOCATION

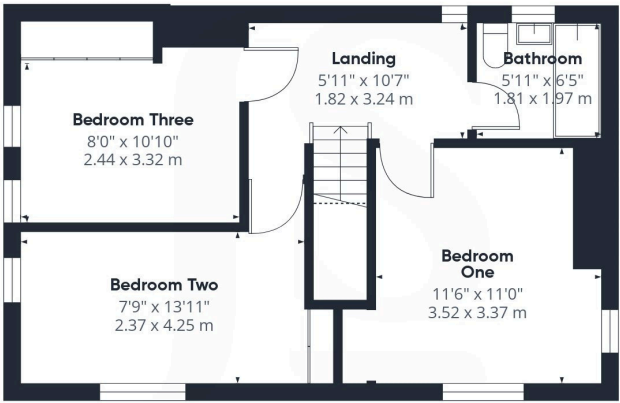
Situated in on level ground and within easy access to Holmbush Centre (Tesco's, Marks & Spencer's & Next). The centre of Shoreham, with its mainline railway station, health centre, library and comprehensive shopping facilities, is approximately 1 1/2 miles distant. Kingston Beach and walks over the South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



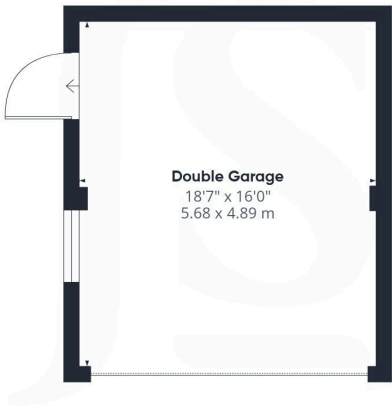
To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1425 ft²
132.5 m²

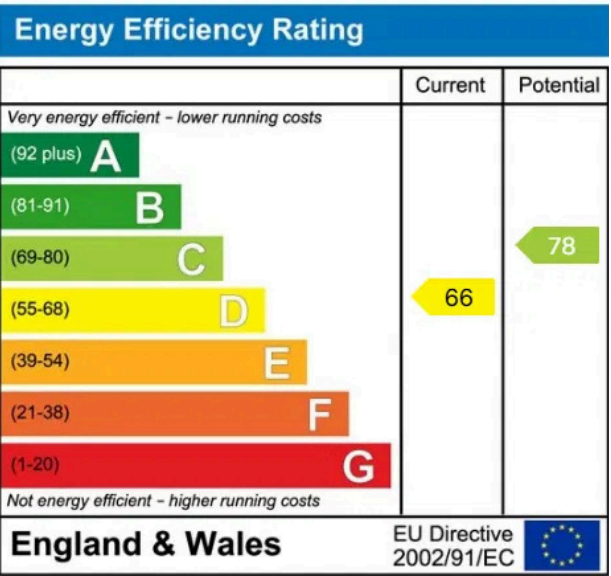
Reduced headroom
11 ft²
1 m²

(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):1125 sqft Excluding garage

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.

