



Church Green | Shoreham by Sea | BN43 6JU
Guide Price £250,000



We are delighted to offer for sale this rare opportunity to acquire this one bedroom freehold house situated within this popular residential location.



Property details: Church Green | Shoreham by Sea | BN43 6JU

Key Features

- External Brick Built Storage Cupboard
- Spacious West Facing Lounge
- Separate Kitchen
- No Ongoing Chain
- Double Bedroom
- Viewing Advised
- Allocated Parking In Nearby Compound
- Local Shops Close By
- Close To Holmbush Shopping Centre
- Within 1 Mile Of Southwick Railway Station



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

EXPOSED PORCH Pvcu double glazed door through to:-

ENTRANCE HALL Comprising laminate flooring, wall mounted electric heater, door to:-

SPACIOUS LOUNGE West aspect. Comprising pvcu double glazed bay window, coving, laminate flooring, wall mounted storage heater, door to:-

SEPARATE KITCHEN West aspect. Comprising pvcu double glazed window with fitted roller blind, roll edge laminate work surface with cupboards below, matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, inset four ring electric hob with oven below and extractor fan over, space for fridge/freezer, part tiled splashbacks, door to understairs storage cupboard.

FIRST FLOOR LANDING Comprising loft hatch access, cupboard housing factory lagged hot water tank with shelving.

DOUBLE BEDROOM West aspect. Comprising pvcu double glazed window, wall mounted electric heater, mirrored wardrobes with hanging rail and shelving.

BATHROOM West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath having a wall mounted Jetspa shower with shower attachment, low flush wc, pedestal hand wash basin, part tiled walls, wall mounted Dimplex electric heater.

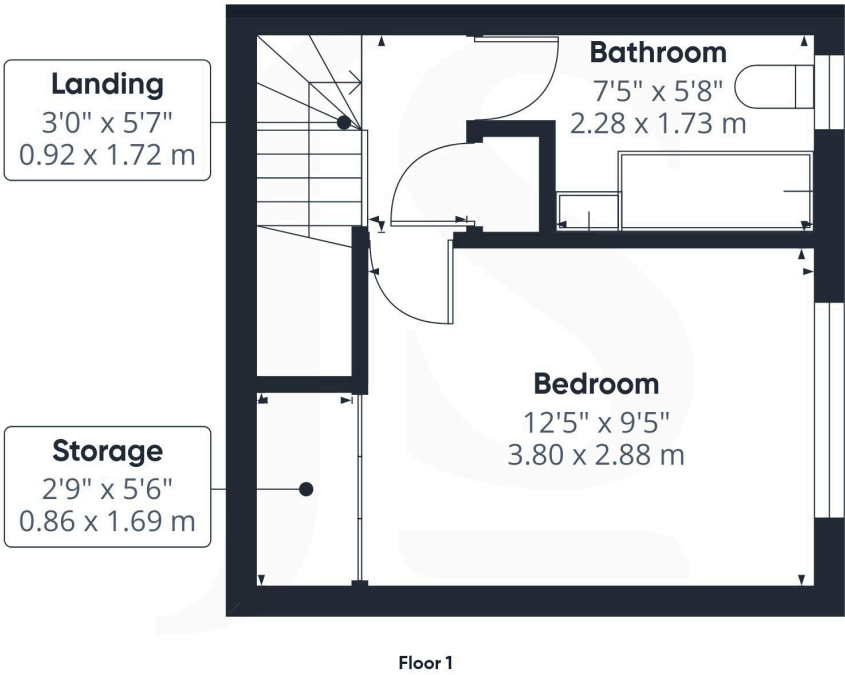
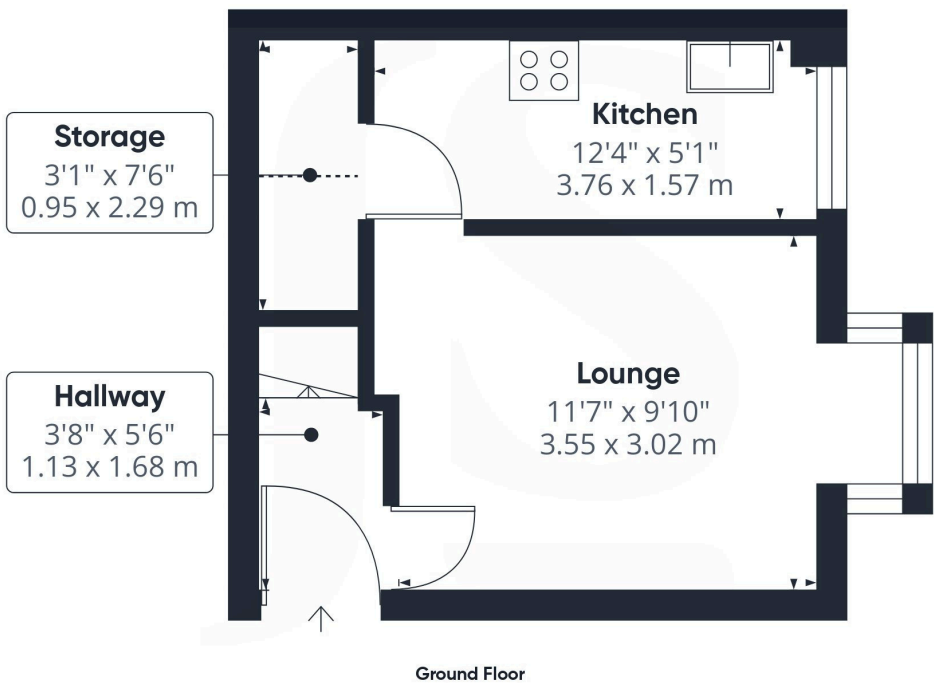
EXTERNAL

EXTERNAL BRICK BUILT STORAGE CUPBOARD

ALLOCATED PARKING SPACE In nearby compound

LOCATION

Conveniently situated on level ground with a corner shop/convenience store in Stoney Lane. More comprehensive shopping facilities are available at the Holmbush Centre (Tesco and Marks & Spencer) approximately ½ mile to the north, whilst the centres of Shoreham and Southwick are both easily accessible.



Approximate total area⁽¹⁾

455 ft²
42.3 m²

Reduced headroom

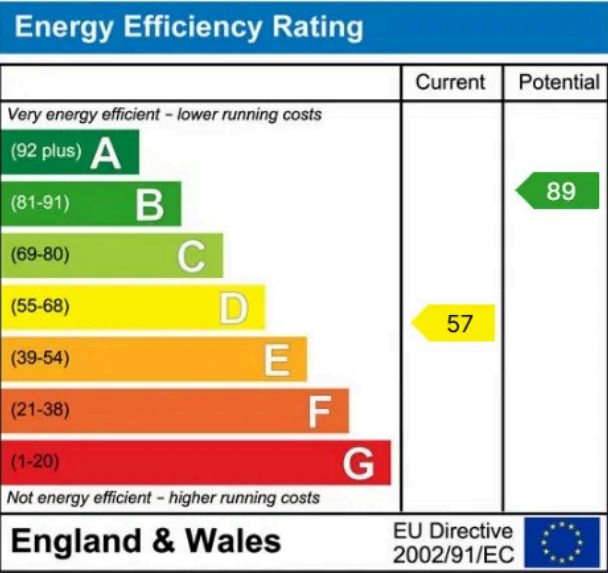
11 ft²
1 m²

(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): 455 sqft

Tenure: Freehold

Council tax band: B

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.