



Greenacres | Shoreham by Sea | BN43 5XL  
Offers Over £600,000





We are delighted to offer for sale this extended four bedroom end of terrace family home benefitting from large corner plot in this popular residential location.



# Key Features

- Extended Four Bedrooms End Of Terrace
- Versatile Living Accommodation
- Open Plan Kitchen/Dining Room
- Spacious Lounge
- Utility Room
- Ground Floor Bedroom & Shower Room
- Fitted Family Bathroom
- Sun Trap Corner Plot
- Garage In Compound
- Good School Catchment

**4 Bedrooms**

**2 Bathroom**

**1 Reception Room**

## INTERNAL

Pvc double glazed front door through to:-

ENTRANCE HALL Comprising radiator, stairs to first floor, tiled flooring, wall mounted heating thermostat, door through to:-

SPACIOUS LOUNGE South/West aspect. Comprising large floor to ceiling double glazed bay window with fitted shutter blinds, original wooden floorboards, feature fireplace with tiled hearth, recessed cupboard, opening through to:-

OPEN PLAN KITCHEN/DINER North/East aspect.

Dining Area: Comprising double glazed double doors out to conservatory, original wooden floorboards, understairs storage cupboard, wall mounted upstanding radiator, range of built in cupboards with open shelving with lighting, opening through to:-

Kitchen Area: Comprising pvcu double glazed window, range of modern fitted cupboards and drawers, eye level units with under unit lighting, original wooden floorboards, marble effect laminate work surface with matching upstand, inset composite sink unit with contemporary mixer tap, inset five ring gas hob with oven below and integrated extractor fan over, integrated dishwasher, integrated eye level microwave, opening through to:-

UTILITY ROOM South/East and North/East aspect Comprising obscure glass pvcu double glazed window, further pvcu double glazed window, marble effect work top with matching upstand having space and provision for washing machine and dryer, range of built in cupboard housing wall mounted boiler, integrated fridge and freezer, integrated wine cooler.

GROUND FLOOR SHOWER ROOM Comprising fully tiled step in shower cubicle with wall mounted Mira shower, low flush wc, hand wash basin with storage below, wall mounted ladder style heated towel rail, extractor fan, tiled flooring.

DUAL ASPECT GROUND FLOOR BEDROOM TWO South/East and South/West aspect. Comprising two pvcu double glazed windows, radiator, carpeted flooring, coving, single light fitting.

CONSERVATORY North/East and South/East aspect. Comprising pvcu double glazed windows, pvcu double glazed patio doors out to rear garden, pvcu double glazed roof, three wall mounted lights, wood laminate flooring.

## INTERNAL CONTINUED...

FIRST FLOOR LANDING Comprising original wooden floorboards, loft hatch access, wall mounted thermostat.

BEDROOM ONE South/West aspect. Comprising full width and height pvcu double glazed bay window with pleasant outlook over Greenacres, original wooden floorboards, radiator, built in wardrobe cupboard with sliding doors, coving.

BEDROOM THREE North/East aspect. Comprising pvcu double glazed window, original wood floorboards, radiator, range of built in wardrobe cupboards, coving.

BEDROOM FOUR South/West aspect. Comprising pvcu double glazed window with fitted shutter blinds, original wooden floorboards, built in storage cupboard, coving.

BATHROOM North/East aspect. Comprising obscure glass pvcu double glazed windows, low flush wc, panel enclosed bath with mixer tap and shower attachment, part tiled walls, pedestal hand wash basin, wall mounted ladder style heated towel rail.

## EXTERNAL

FRONT GARDEN Path leading to front door and around to side access gate, laid to lawn with mature shrubs and bushes.

FEATURE REAR GARDEN Being mainly laid to lawn with various mature shrubs and trees, pathway leading to rear having door into garage and gate to garage compound, side return garden area being laid to lawn and having mature trees, large timber built summerhouse, fence enclosed, pathway leading side access gate.


BRICK BUILT GARAGE In compound to rear of garden with up and over door having power and lighting.

## LOCATION

Being within walking distance of Shoreham High Street, the River Adur and Shoreham Town Centre with its comprehensive shopping facilities along with various restaurants, pubs and bars along with a health centre, library and a mainline railway station with links direct to London Victoria. There are also good/outstanding local schools within easy reach.



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

 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	<div></div> <div>Approximate total area<sup>(1)</sup> 1401 ft<sup>2</sup> 130.1 m<sup>2</sup></div>
 <p>Ground Floor Building 2</p>		<div>(1) Excluding balconies and terraces</div> <div>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</div> <div>GIRAFFE360</div>



Property Details:

Floor area (as quoted by floor plan):1256sqft

Tenure: Freehold

Council tax band: E

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.