



Rosslyn Road | Shoreham by Sea | BN43 6WL

Guide Price £550,000





We are delighted to offer for sale this four bedroom semi detached family home situation in the popular town centre location.



Property details: Rosslyn Road | Shoreham by Sea | BN43 6WL

Key Features

- Four Bedroom Semi Detached House
- Separate Lounge
- Open Plan Kitchen/Dining Room
- Downstairs Wc
- Feature Rear Garden
- Scope For Improvement
- Off Road Parking
- Town Centre Location
- Short Walk To Mainline Station

**4 Bedrooms**

**1 Bathroom**

**1 Reception Room**

INTERNAL

Obscure pvcu double glazed door through to:-

ENTRANCE HALL Comprising original wooden flooring, radiator, wall mounted Worcester combination boiler, stairs up to first floor landing, single light fitting, understairs storage cupboard with wall mounted electric fuse box.

SPACIOUS LOUNGE South aspect. Comprising pvcu double glazed bay window, laminate flooring, single light fitting, radiator, high ceilings.

OPEN PLAN KITCHEN / DINING ROOM North aspect.

Dining Area: Comprising laminate flooring, radiator, single light fitting, feature fireplace with tiled hearth and attractive wooden surround.

Kitchen Area: Comprising pvcu double glazed window, pvcu double glazed door leading out onto feature rear garden, laminate flooring, roll edge laminate worksurfaces with cupboards below, inset single drainer stainless steel sink unit with mixer tap and double drainer board, space and provision for appliances include fridge/freezer, hob/oven, dishwasher, washing machine. Single light fitting, part tiled wall, obscure single glazed wooden door:-

INTERNAL HALLWAY Comprising obscure pvcu double glazed door leading to front of property, vinyl flooring, bi-folding door leading to:-

DOWNSTAIRS WC North aspect. Comprising obscure single glazed wooden window, low flush wc, hand wash basin with mixer tap, single light fitting, extractor fan.

FIRST FLOOR LANDING West aspect. Comprising single glazed wooden frame sash window, high ceilings, stairs to second floor landing, original wooden flooring.

BEDROOM ONE South aspect. Comprising pvcu double glazed window, radiator, solid wood flooring, recessed shelving.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, radiator, high ceilings, original wooden flooring.

FAMILY BATHROOM North aspect. Comprising obscure pvcu double glazed window, vinyl flooring, panel enclosed bath with Bristan electric shower attachment over, fully tiled walls, radiator, low flush wc, pedestal hand wash basin with mixer tap, single light fitting.

INTERNAL CONTINUED....

SECOND FLOOR SPLIT LANDING Door into loft space, steps up to:-

BEDROOM THREE South aspect. Comprising pvcu double glazed window, original floor boards, single light fitting, large built in wardrobe with hanging rail and shelving, radiator.

BEDROOM FOUR North aspect. Comprising pvcu double glazed window, laminate flooring, single light fitting, radiator, large built in wardrobe with hanging rail and shelving.

EXTERNAL

FRONT GARDEN Affording off-road parking for one vehicle leading to lawned area with various shrub and plants, benefitting from dwarf walls surrounding.

FEATURE REAR GARDEN Stepping out onto patio leading on to large lawned area with various shrub, plant and tree borders, leading onto further patio area housing large composite shed and benefitting from being fence and wall enclosed.

LOCATION

Ideally situated close to the heart of Shoreham town centre within a short walk of comprehensive shopping facilities, health centre, library and mainline railway station. Being a short walk to several nurseries and schools within the town. There is a footbridge over the River Adur to Shoreham Beach, whilst Worthing and Brighton are both easily accessible.



