



Falcon Close | Shoreham by Sea | BN43 5HN

Offers Over £750,000





We are delighted to offer for sale this extended five bedroom semi detached family home situated in this popular Shoreham Beach cul-de-sac



Property details: Falcon Close | Shoreham by Sea | BN43 5HN



# Key Features

- Five Bedrooms
- Semi Detached Family Home
- Double Length Integral Garage & Off Road Parking
- Large Sun Trap Rear Garden
- Main Bedroom With Ensuite
- Family Bathroom & Downstairs Wc
- Dual Aspect Lounge/Dining Room/Kitchen
- Modern Fitted Kitchen
- Popular Cul-De-Sac
- Shoreham Beach Location

**5 Bedrooms**

**2 Bathrooms**

**1 Reception Room**

## INTERNAL

Obscure glass pvcu double glazed door into:-

ENTRANCE PORCH West aspect. Comprising obscure glass pvcu double glazed window, laminate flooring, storage cupboard, wall mounted Potterton boiler, wall mounted light. Wooden front door through to:-

OPEN PLAN LOUNGE AREA West aspect. Comprising pvcu double glazed window with fitted blind, laminate flooring, stairs to first floor, radiator, recessed lighting, feature gas coal effect fire, opening to:-

OPEN PLAN KITCHEN/DINING AREA East aspect. Comprising pvcu double glazed sliding doors out to rear garden, pvcu double glazed window, laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring electric hob with oven below and extractor fan over, tiled splashback, one and a half bowl stainless steel sink unit, built in appliances including dishwasher, fridge and freezer. Recessed lighting, laminate flooring.

Obscured glass pvcu double glazed door from garden into:- INTERNAL HALLWAY Door leading into garage, obscured glass double glazed door through to:-

SEPARATE WC/UTILITY East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, pedestal hand wash basin, space and provision for washing machine, single light fitting.

FIRST FLOOR LANDING Comprising loft hatch access, carpeted flooring, storage cupboard.

ENSUITE BEDROOM ONE West aspect having pleasant views over the close and green space. Comprising pvcu double glazed window, single light fitting, radiator, carpeted flooring, door through to:-

ENSUITE SHOWER ROOM Comprising walk in shower cubicle having fully tiled walls and integrated shower over, low flush wc, ladder style heated towel, hand wash basin with mixer tap and tiled splashback, shaving point, recessed lighting.

BEDROOM TWO West aspect having pleasant views over the close and green space. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, fitted wardrobes with hanging rail and shelving.

## INTERNAL CONTINUED ...

BEDROOM THREE East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

BEDROOM FOUR East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, ceiling light fitting with directable spotlights,

BEDROOM FIVE West aspect having pleasant views over the close and green space. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

MODERN FITTED FAMILY BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower attachment over benefitting from fully tiled walls, low flush wc, contemporary hand wash basin with mixer tap and vanity unit below, tiled splashbacks, large ladder style heated towel rail, recessed lighting, extractor fan.

## EXTERNAL

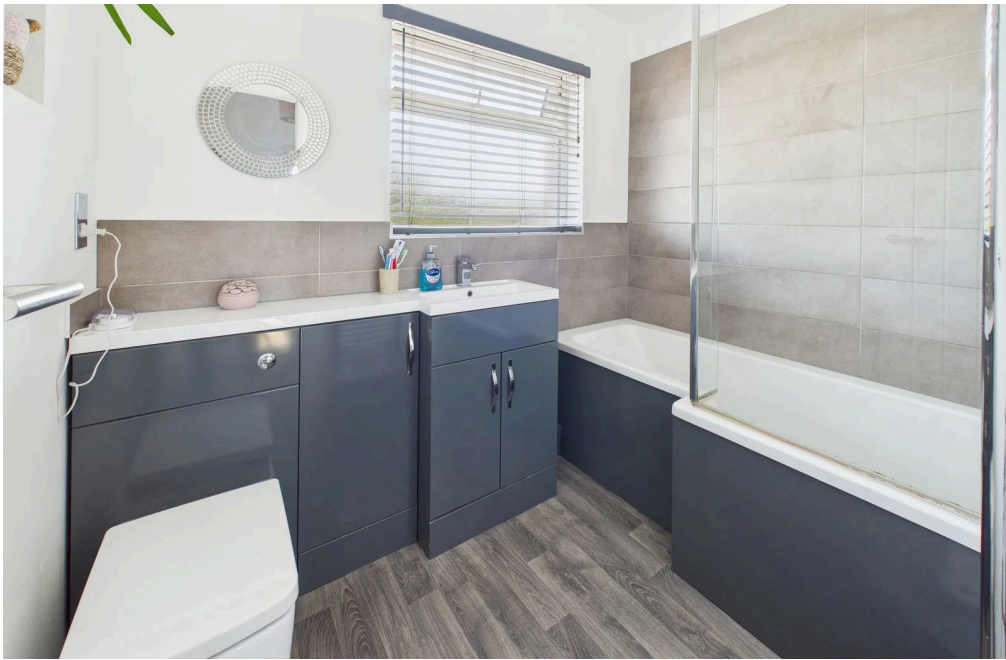
FRONT GARDEN Large lawn area with various shrubs and plants, separate raised shingle seating area, large hardstanding area providing off street parking for multiple vehicles leading to garage, outside lights, outside tap, dwarf wall and fence enclosed.

REAR GARDEN Mainly laid to patio with feature pond, separate shingle area, various mature shrub and plant borders, fence enclosed.

DOUBLE LENGTH GARAGE Having motorised up and over door, three ceiling strip lights, power points.

## LOCATION

Conveniently situated within approximately 200 yards of the River Adur and within 500 yards of the foreshore also within close proximity of Shoreham Beach primary school. Local shops can be found in Ferry Road, whilst more comprehensive shopping facilities can be found in Shoreham town centre along with a good range of bars and restaurants, facilities such as health centre, library and mainline station with routes directly to London Victoria in just over an hour, are nearby. Brighton and Worthing area both easily accessible and are approx. 5 miles to the east and west respectively.

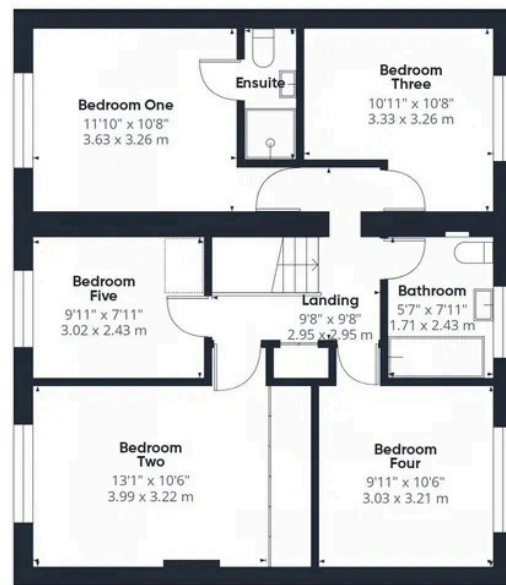


To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk





### Ground Floor



### Floor 1

Approximate total area<sup>(n)</sup>1593 ft<sup>2</sup>148.1 m<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>

1.5 m<sup>2</sup>

(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



### Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient – lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient – higher running costs</i></p>	<p>73</p>	<p>84</p>
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		

### Property Details:

Floor area (as quoted by floorplan): 1593sqft

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.

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