



10 Adur Avenue | | Shoreham-By-Sea | BN43 5NN



ESTATE AGENT



## 10 Adur Avenue | | Shoreham-By-Sea | BN43 5NN

Offers In Excess Of £599,999

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OPEN HOUSE THURSDAY 26TH SEPTEMBER

10AM - 11AM

4PM - 5PM

• \*\*\* OPEN HOUSE \*\*\*

• PLEASE CALL FOR AN APPOINTMENT 01273 461144

• 98' REAR GARDEN

• THURSDAY 26TH SEPTEMBER

• FULLY REFURBISHED TO A HIGH STANDARD

• NO UPWARD CHAIN

• 10AM - 11AM

• FOUR BEDROOMS, MASTER WITH ENSUITE

• 4PM - 5PM

• OFF ROAD PARKING

Part frosted double glazed front door leading to:

### ENTRANCE HALL

15'4" in length (4.68 in length)

Frosted double glazed window to the front, 'KARNDEAN' style flooring with under floor heating, LED downlighting, door giving access to under stairs storage cupboard.

Oak door off entrance hall to:

### LOUNGE

14'7" x 11'0" (4.46 x 3.37)

Into square bay with double glazed windows to the front having a favoured southerly aspect, 'KARNDEAN' style flooring with under floor heating, LED downlighting.

Oak door off entrance hall to:

### GROUND FLOOR CLOAKROOM

Comprising low level wc, modern vanity unit with inset wash hand basin with contemporary style mixer, double doored storage cupboard under, 'KARNDEAN' style flooring with under floor heating, LED downlighting, extractor fan.

Oak door off entrance hall to:

### DINING ROOM

11'9" x 10'9" (3.60 x 3.30)

'KARNDEAN' style flooring with under floor heating, LED downlighting.

Oak door off dining room to:

### UTILITY ROOM

6'9" x 5'4" (2.07 x 1.63)

Comprising 'QUARTZ' work top with inset sink unit with contemporary style mixer tap, slow closing storage cupboards under, matching 'QUARTZ' backsplash, adjacent matching worktop with space and plumbing for washing machine under, storage cupboards either side, matching backsplash, complimented by matching wall units over, 'IDEAL' wall mounted gas fired combination boiler to the side, 'KARNDEAN' style flooring with under floor heating, double glazed windows to the side having an easterly aspect, LED downlighting, extractor fan.

Opening off dining room to:

### KITCHEN/BREAKFAST ROOM

17'0" x 11'6" (5.19 x 3.53)

Comprising 'L' shaped 'QUARTZ' work top with inset sink unit with brass mixer tap, inset 'LAMONA' stainless steel gas five ring hob to the side, range of slow closing drawers and cupboards under, built in 'LAMONA' dishwasher to the side, matching 'QUARTZ' backsplash, contemporary style extractor hood, adjacent matching worktop with cupboard under, matching backsplash, built in integrated microwave over, storage cupboard over, built in double electric ovens to the side, storage cupboards under and over, built in integrated fridge/freezer to the side, 'KARNDEAN' style flooring with under floor heating, double glazed windows to the side having an easterly aspect, range of double glazed bi-fold doors to the rear, lofted double glazed roof light, LED downlighting.

Stairs with bannister and spindles up from entrance hall to:

### FIRST FLOOR LANDING

Frosted double glazed windows to the side, LED downlighting.

Oak door off first floor landing to:

### BEDROOM 2

14'11" x 10'2" (4.57 x 3.11)

Into square bay with double glazed windows to the front having a favoured southerly aspect with glimpses of The English Channel, double panelled radiator, LED downlighting.

Oak door off first floor landing to:

### BEDROOM 3

11'11" x 11'6" (3.64 x 3.53)

Double glazed windows to the rear, double panelled radiator, LED downlighting.

Oak door off first floor landing to:

### BEDROOM 4

7'7" x 6'11" (2.33 x 2.13)

Into square bay with double glazed windows to the front having a favoured southerly aspect with glimpses of The English Channel, double panelled radiator, LED downlighting.

Oak door off first floor landing to:

### FAMILY BATHROOM

Being part tiled, comprising panel bath mixer tap with separate shower attachment, glass shower screen, low level vc, modern vanity unit with inset wash hand basin with contemporary style mixer, double doored storage cupboard under, heated hand towel rail, frosted double glazed windows, LED downlighting, extractor fan.

Turning stair with bannister and spindles up from first floor landing to:

### SECOND FLOOR LANDING

LED downlighting.

Oak door off second floor landing to:

### BEDROOM 1

18'8" x 12'9" (5.70 x 3.91)

Being 'L' shaped, double glazed windows to the rear, sloping ceiling with two 'VELUX' windows to the double glazed windows to the front having a favoured southerly aspect with glimpses of The English Channel, double panelled radiator, LED downlighting.

Oak door off bedroom 1 to:

### EN-SUITE SHOWER ROOM

Being part tiled, comprising low level wc, modern vanity unit with inset wash hand basin with contemporary style mixer, double doored storage cupboard under, heated hand towel rail, frosted double glazed windows, LED downlighting, extractor fan, step in fully tiled shower cubicle with built in shower, with rainfall style shower head with separate shower attachment, glass shower door.

### FRONT DRIVE

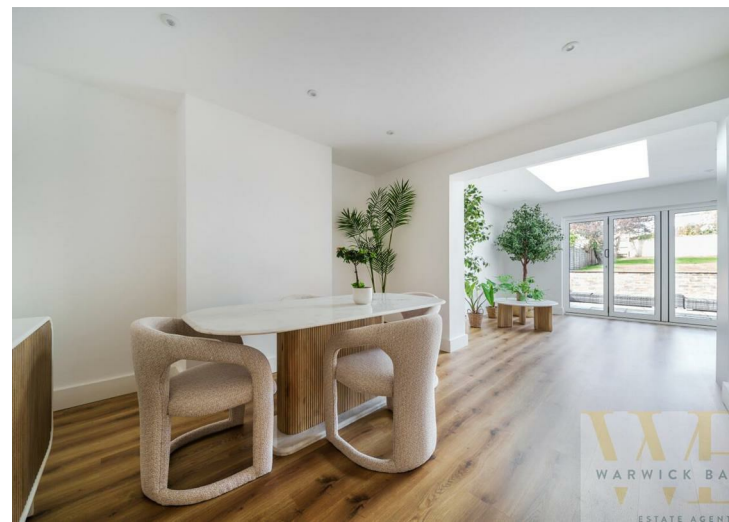
19'8" x 19'8" (6.00 x 6.00)

Laid to 'RUMBLESTONE' with off road parking for two vehicles, enclosed by a low brick wall to the side, picket fencing to the front having a favoured southerly aspect, shared driveway leading to side gate giving access to:

### REAR GARDEN

98'5" x 24'11" (30.00 x 7.60)

Patio slab area, four steps up to lawned area, two mature trees, enclosed by high walls and fencing.



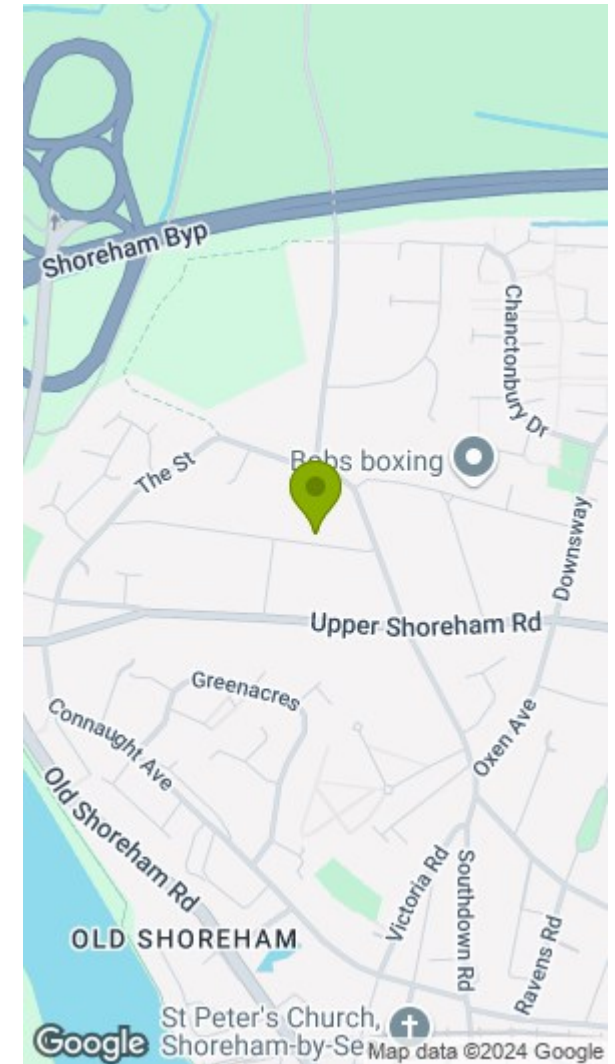
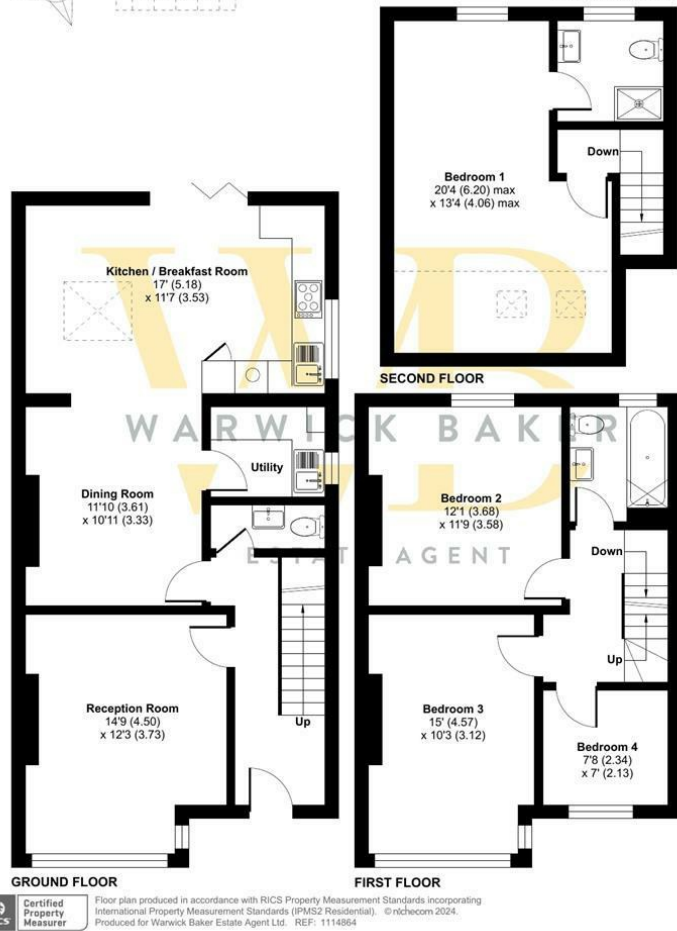
# Adur Avenue, Shoreham-by-Sea, BN43

Approximate Area = 1424 sq ft / 132.2 sq m  
 Limited Use Area(s) = 67 sq ft / 6.2 sq m  
 Total = 1491 sq ft / 138.4 sq m

For identification only - Not to scale



Denotes restricted head height



## Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	83	England & Wales		EU Directive 2002/91/EC	
			72				