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Description

Robert luff and Co are delighted to bring to the market, 3 Berberis Court in Shoreham-by-sea.

Situated in a quiet cul-de-sac this property is in excellent order throughout.

Fully double glazed and gas central heating. The property, in brief, comprises of a welcoming entrance hall. Stripped wooden, engineered flooring, throughout the ground floor.

Welcoming L-shaped living room and dining area. Modern fitted kitchen with composite sink unit and range of floor and wall units.

Door to sun room, that leads out to the south facing rear garden.

Three first floor bedrooms. Modern and fully tiled shower room.

Loft ladder with scope to extend into the loft (STTP)

Garage with electric door and driveway for two vehicles.

Rear garden is south facing.

Situated within walking distance to Shoreham hospital, and Holmbush shopping centre. Situated on a bus route, with easy access to the A27, for access to both, Brighton and London.



Key Features

- Three Bedroom Semi-Detached House
- South Facing Rear Garden
- Double Glazed
- Conservatory
- Council Tax Band - C
- L Shaped Living Room/Lounge
- Modern Fitted Kitchen
- Gas Central Heating
- Garage and Driveway
- EPC Rating - C



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Entrance Hall

Hallway featuring a radiator, built-in storage cupboard, and stairs rising to the first floor.

Living Room

3.66m3.35m x 4.27m1.52m (12"11 x 14"5)

L-Shaped Living Room: A bright and spacious living area decorated to a high standard, finished with high-quality engineered wooden flooring and recessed spotlights. Double-glazed window and under-stairs storage cupboard.

Dining Room

2.74m0.30m x 2.44m3.05m (9"1 x 8"10)

Ample space for a family dining table, radiator, and a window overlooking the conservatory and rear garden.

Kitchen

2.74m0.30m x 2.44m1.83m (9"1 x 8"6)

Fitted with a range of wall and base units, stainless steel sink unit, and space for a cooker, dishwasher, and fridge. Complete with a Hotpoint extractor fan above the cooking area.

Conservatory

1.52m2.13m x 3.66m1.83m (5"7 x 12"6)

Fully double-glazed space

offering views across the garden, ideal as a secondary seating area or garden room, with direct access out to the rear.

Stairs to First Floor

First Floor Landing:

Providing access to all upstairs rooms, family bathroom, airing cupboard, and loft space. Airing Cupboard: Located on the landing, housing a modern Vaillant combination boiler and providing useful additional storage space.

Loft Space: Accessed from the landing via a wooden pull down loft ladder, equipped with power and lighting, providing practical storage or conversion potential (STPP).

Bedroom

3.35m x 3.05m3.35m (11 x 10"11)

Spacious master bedroom featuring built-in wardrobes, a double-glazed window, and radiator.

Bedroom

3.05m3.35m x 2.44m3.05m (10"11 x 8"10)

Generous double bedroom overlooking the rear garden, featuring built-in wardrobe space, a double-glazed window, and radiator.

Bedroom

2.13m1.22m x 1.83m1.83m
(7"4 x 6"6)

Bedroom/Study/Office

Shower Room

A modern, fully tiled shower suite comprising a shower cubicle, wash hand basin, low-level WC, tiled flooring, and a frosted double-glazed window.

Outside

Front Garden

Laid to lawn with flower and shrub borders.

Rear Garden

South facing. A beautifully maintained rear garden mainly laid to lawn with flower and shrub borders, an outside tap, and a paved patio area. There is also a dedicated decked seating area ideal for alfresco dining and relaxing.

Garage and Driveway

Off Road parking for multiple vehicles.

Garage with power and light.



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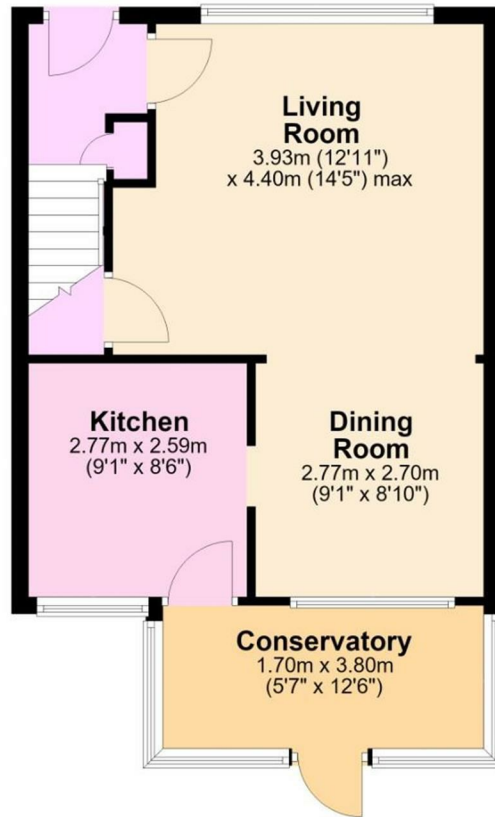
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Floor Plan Berberis Court

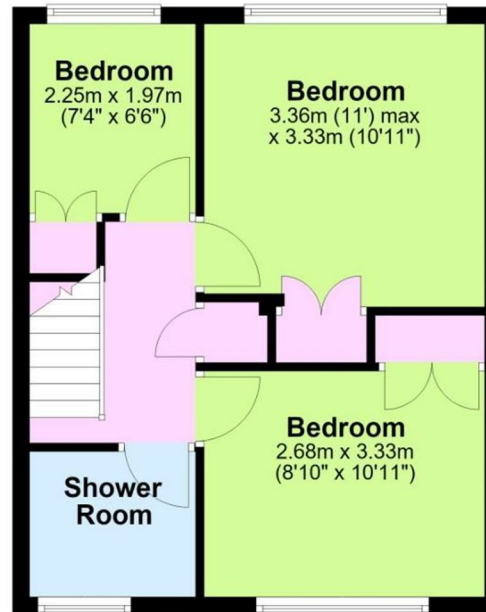
Ground Floor

Approx. 43.5 sq. metres (468.6 sq. feet)

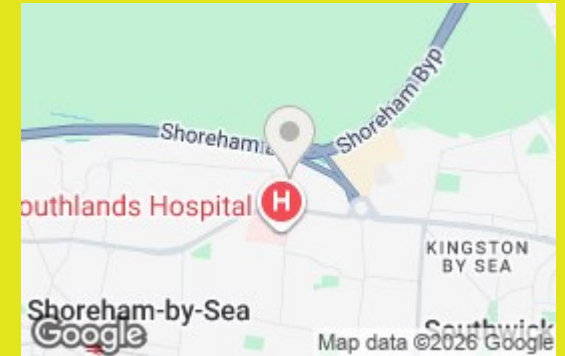


First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 80.2 sq. metres (863.6 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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