Robert Luff & Co

Swiss Gardens, Shoreham-By-Sea

Freehold - Guide Price £500,000



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Description

*** Guide Price £500,000 - £525,000 ***
Robert Luff & Co are delighted to present this fantastic, THREE DOUBLE BEDROOM CHAIN FREE family home, enviably located just a few minutes walk from Shoreham Town Centre, with it's fine array of independent shops, cafe's, bars and restaurants. The mainline railway station is just a short walk away and well regarded Swiss Gardens Primary School is just across the road. The accommodation, which is arranged over three storeys, comprises: Entrance hall, impressive open plan lounge/dining room, bespoke kitchen, first floor landing, two double bedrooms and large family bathroom, second floor, primary bedroom with lovely outlook over the mature garden. Outside, there is a superb, Approx. 70ft Southerly aspect mature rear garden, front garden and OFF STREET PARKING. Viewing is essential!



Key Features

- Semi-Detached Family Home
- Three Double Bedrooms
- Luxury Family Bathroom
- Off Street Parking
- opposite Popular Swiss Gardens School
- Three Storeys
- Open Plan Living/Dining Room
- Approx. 70ft Southerly Aspect Garden
- Close Town Centre & Station
- Council Tax Band: C EPC: D





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Entrance Hall
Timber front door with glazed inserts, stripped wooden floor.

Lounge/Dining Room
7.95m x 5.36m max (26'1" x 17'7" max)
Large, double glazed picture window to front, double glazed sash window to side, double glazed doors to rear, feature upright column radiator, further column radiator, stripped wooden flooring.

Kitchen
2.67m x 2.36m (8'9" x 7'9")
Double glazed doors to rear, double glazed window to side. Worksurface incorporating one and a half bowl sink unit with mixer tap, fitted electric oven & electric hob, base level unit, full size upright cupboard, space for fridge/freezer.

First Floor Landing
Double glazed sash window to side, further double glazed window to front, radiator.

Bedroom
3.61m x 3.35m (11'10" x 11')
Double glazed window to front, radiator.

Bedroom
3.66m x 2.82m (12' x 9'3")
Double glazed sash window to rear, exposed brick chimney breast, radiator.

Bathroom
2.64m x 2.26m (8'8" x 7'5")
Double glazed sash window to rear. Fitted suite comprising: Panel enclosed bath with mixer tap & shower attachment, close coupled WC, wash hand basin, cupboard housing plumbing for washing machine.

Second Floor
Storage cupboard.

Bedroom
4.19m x 4.04m (13'9" x 13'3")
Double glazed window to rear overlooking garden, wardrobes, radiator.

Outside

Mature Southerly Aspect Rear Garden
approx 21.34m (approx 70')
Shingle areas, patio, lawn, two timber sheds, outside power, various plants, shrubs & trees, fence enclosed with side access via gate.

Front Garden
Various plants, shrubs & trees.

Parking
Shingle & sleeper driveway.

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Floor Plan Swiss Gardens

2 Swiss Gardens, Shoreham by Sea, BN43 5WH

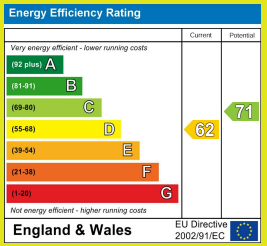


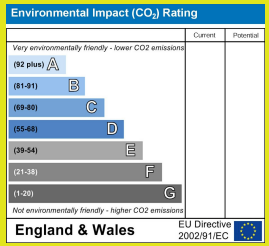
Approx. Gross Internal Floor Area 1104 sq. ft / 102.67 sq. m (Excluding Shed)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property







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