



Price
£350,000
Freehold

Mansell Road, Shoreham-By-Sea

- Three Bedroom Mid-Terrace House
- Off Road Parking
- Chain Free
- Close To Local Transport Links And Amenities
- EPC Rating - TBC
- Good Size Rear Garden
- Conservatory
- In Need Of Modernisation
- Popular Shoreham Location
- Council Tax Band - C

We are delighted to welcome to the market this well positioned three bedroom house benefitting from off road parking and a good size rear garden. Located close to Shoreham Holmbush Centre this home would be the perfect first time buy and offers a conservatory, three good size bedrooms, family bathroom, fitted kitchen and large lounge. The property is being sold chain free and some modernisation is required. Call now to arrange your viewing.

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Accommodation

Front Door

Leading to:

Hallway

Doors to:

Kitchen 9'07 x 20'06 (2.92m x 6.25m)

Lounge 11'01 x 20'07 (3.38m x 6.27m)

Conservatory

Stairs To First Floor

Bedroom 10'11 x 11'02 (3.33m x 3.40m)

Bedroom 9'09 x 11'02 (2.97m x 3.40m)

Bedroom 10'06 x 11'06 (3.20m x 3.51m)

Bathroom 5'10 x 7'04 (1.78m x 2.24m)

Outside

Rear Garden

Enclosed via fence, mainly laid to lawn

Front Garden

Dropped kerb, driveway



Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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