

12 The Street  
Shoreham-by-Sea  
BN43 5NJ

FOR  
SALE



## END OF TERRACE COTTAGE REQUIRING MODERNISATION & REDECORATION

OFFERS IN THE REGION OF  
**£300,000 FREEHOLD**

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Residential Sales & Lettings

Occupying a convenient and popular residential location in Shoreham, approached via the Upper Shoreham Road and St Nicholas Lane adjoining Lesser Foxholes and being readily accessible to the A27 bypass, local primary schools, Shoreham-by-Sea railway station, the town centre with its range of shops, restaurants and library along with the Ropetackle Arts centre and the River Adur and Shoreham Airport.

An end of terrace period cottage having painted rendered elevations and comprising 2 bedrooms, bathroom, lounge, dining room, kitchen. The property has gas fired central heating, double-glazed windows, a good size rear garden, now requires complete modernisation and redecoration throughout and is arranged more particularly as follows:

### FIRST FLOOR

LANDING:

Access to roof space.

BEDROOM 1:



14'3 into chimney recess x 11'3 (4.34m x 3.42m) Fireplace surround, uPVC double-glazed windows, radiator.

BEDROOM 2:



11' x 9' (3.35m x 2.74m) Fireplace surround, radiator, uPVC double-glazed window.

BATHROOM:



White suite comprising panelled bath with mixer tap and hand shower apparatus, pedestal wash basin, low-level WC with low flush cistern, radiator, uPVC double-glazed window, cupboard housing Valiant wall mounted gas fired central heating boiler with programmer.

### GROUND FLOOR

uPVC double-glazed door.

ENTRANCE HALL:

Radiator.

**SITTING ROOM:**

11'6 x 10'6 (3.50m x 3.20m) Fireplace surround, uPVC double-glazed window, radiator.

**DINING ROOM:**

11'3 x 10'3 (3.35m x 3.12m) Tile fireplace surround, recessed storage cupboards, radiator, central heating thermostat, under stairs storage cupboard.

**KITCHEN:**

9'6 x 6'9 (2.89m x 2.05m) Range of lo-level floor units, incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit, space for cooker, space for fridge and freezer, uPVC double-glazed windows, uPVC double-glazed door to rear garden.

**OUTSIDE****REAR GARDEN:**

Attractive rear garden which is partly brick paved, partly shingle based and partly lawned with part flint walls, timber garden shed, access to Adur Avenue.

All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH VENDORS AGENTS  
GRAVES SON & PILCHER LLP 01273 321123**

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