



Rainbow Square | Shoreham by Sea | BN43 6AX

Guide Price £450,000 - £500,000



We are delighted to offer for sale this spacious three bedroom mid terrace family home situated in this popular Shoreham development



Key Features

- Three Bedroom Mid Terrace House
- Versatile Living Accommodation
- Main Bedroom With Dressing Area And Ensuite
- Downstairs Wc
- Spacious Lounge
- Open Place Kitchen/Dining Room
- West Facing Rear Garden
- Allocated Parking
- Built In 2013
- Good School Catchment Area



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

EXPOSED PORCH Comprising outside light, composite front door through to:-

SPACIOUS ENTRANCE HALL East aspect. Comprising obscure glass pvcu double glazed window, Amtico flooring, single light fitting, radiator, wall mounted electric fusebox, understairs storage cupboard, wall mounted heating control panel.

DUAL ASPECT LOUNGE East and West aspect. Comprising pvcu double glazed window and pvcu double glazed doors leading out to feature West facing rear garden, Amtico flooring, two light fittings, two radiators, various power points.

DUAL ASPECT OPEN PLAN KITCHEN/DINING ROOM East and West aspect. Comprising pvcu double glazed windows, Amtico flooring, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, inset four ring electric hob with oven below and extractor fan over, space and provision for washing machine and dishwasher, matching fitted cupboard housing wall mounted Ideal boiler, matching integrated fridge/freezer, recessed lighting.

Dining area: Comprising pvcu double glazed double doors out onto feature West facing rear garden, Amtico flooring, single light fitting, radiator, extractor fan.

DOWNSTAIRS WC West aspect. Comprising obscure glass pvcu double glazed window, Amtico flooring, pedestal hand wash basin with mixer tap and tiled splashbacks, radiator and towel rail, single light fitting, extractor fan.

FIRST FLOOR LANDING West aspect. Comprising pvcu double glazed window, Amtico flooring, two light fittings, loft hatch access with pull down ladder, being part boarded and having lighting. Cupboard housing hot water tank and slatted shelving.

ENSUITE BEDROOM ONE West aspect. Comprising pvcu double glazed window, radiator, Amtico flooring, single light fitting, two large built wardrobes with mirrored sliding doors, hanging rails and shelving, door through to:-

ENSUITE East aspect. Comprising obscure glass pvcu double glazed window, walk in shower cubicle with integrated shower attachment over benefitting from fully tiled walls, low flush wc, hand wash basin with mixer tap and tiled splashbacks, heated ladder style towel rail, Amtico flooring.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, radiator, Amtico flooring, single light fitting.

BEDROOM THREE East aspect. Comprising pvcu double glazed window, radiator, Amtico flooring, single light fitting.

FAMILY BATHROOM West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower attachment over benefitting from fully tiled walls, hand wash basin with mixer tap, part tiled splashbacks, low flush wc, extractor fan, wall mounted electric shaver point, heated ladder style towel rail, Amtico flooring.

EXTERNAL

FRONT GARDEN Resin bound patio areas with flower beds for plants and shrubs, matching pathway leading to front door.

FEATURE WEST FACING REAR GARDEN Being laid to patio with various beds for shrubs and plants, timber built shed, rear access gate, water feature, outside lighting.

ALLOCATED PARKING SPACE Number 99

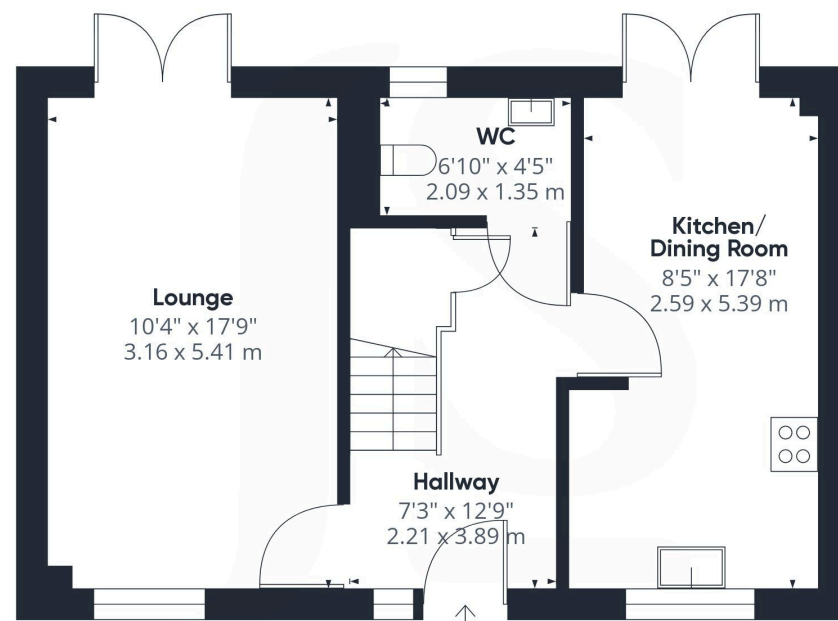
ESTATE MAINTENANCE CHARGE £250 per annum

LOCATION

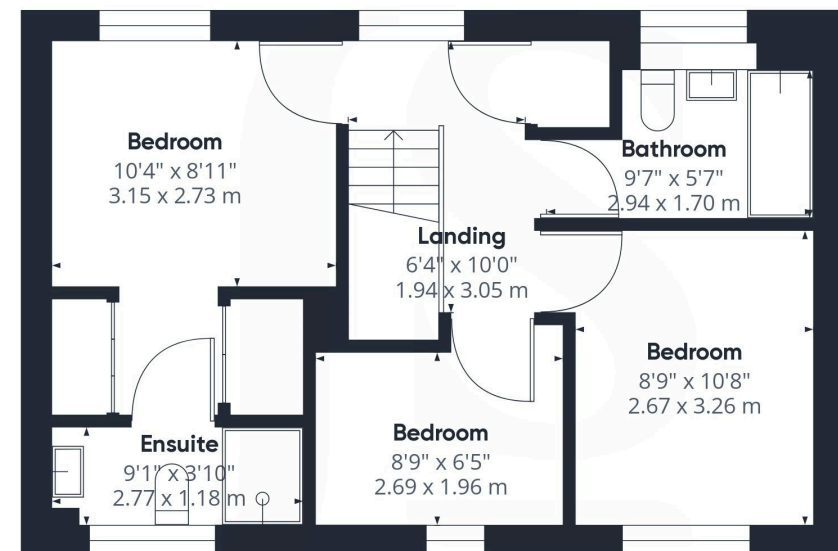
Local shops are just "around the corner", as are bus services and the doctors' surgery. Local schools are also close at hand, whilst the centre of Shoreham, with its comprehensive shopping facilities, library and mainline railway station, is just under 1 mile away. The seafront and the South Downs are both within easy reach.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor 0



Floor 1

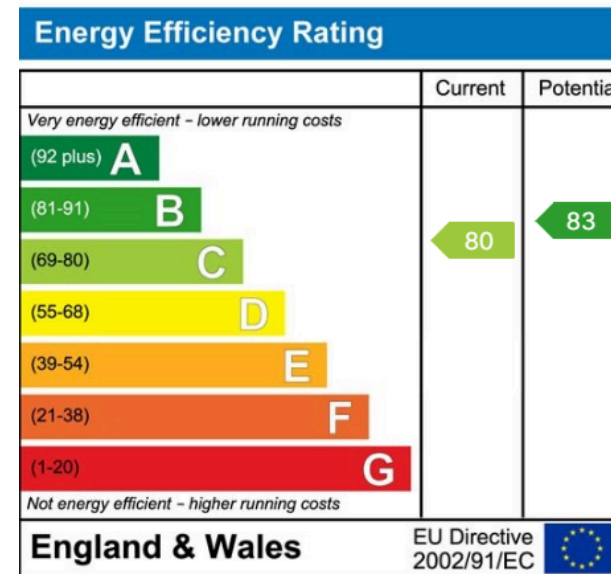


Approximate total area⁽¹⁾
921.07 ft²
85.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 980 sqft)

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.