



**Hyman**  **Hill**  
Estate & Letting Agent

£400,000

Freehold

01273 454511

71 Franklin Road, Shoreham-by-Sea, BN43 6YE

- Extended family home
- Three bedrooms
- Beautiful lounge kitchen room
- Modern shower room
- South facing rear garden
- Cabin
- Off road parking
- Shoreham academy location





### **ENTRANCE HALL**

Double glazed front door leading into the entrance hall with wood effect laminated flooring, built in cupboard with shelving, hatch to loft space and doors to.

### **BEAUTIFUL LOUNGE KITCHEN ROOM**

28' x 19' 11" (8.53m x 6.07m) LOUNGE: Bifold doors leading onto the south facing rear garden, wood effect laminated flooring, two radiators.

KITCHEN: Double glazed window to side, white high gloss wall, base and drawer units, roll edge work tops with fitted single drainer sink, 4 ring gas hob, oven, integrated fridge freezer and dishwasher, island and spot lighting.



### **BEDROOM 1**

11' 11" x 10' 11" (3.63m x 3.33m) Double glazed electrotonic rain sensitive sky light, radiator.

### **BEDROOM 2**

14' x 11' 3" (4.27m x 3.43m) Double glazed window to front, radiator, wood effect laminated flooring.

### **BEDROOM 3**

9' 9" x 8' 2" (2.97m x 2.49m) Double glazed window to front, wood effect laminated flooring, radiator.

### **SHOWER ROOM**

Very well presented with large enclosed shower cubicle, low level WC, vanity wash hand basin, radiator.



### **SOUTH FACING REAR GARDEN**

Decking seating area, artificial grass and door to.

### **CABIN**

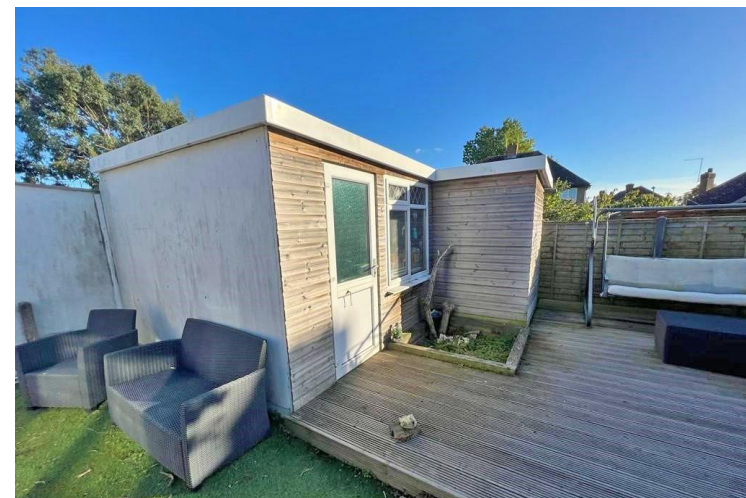
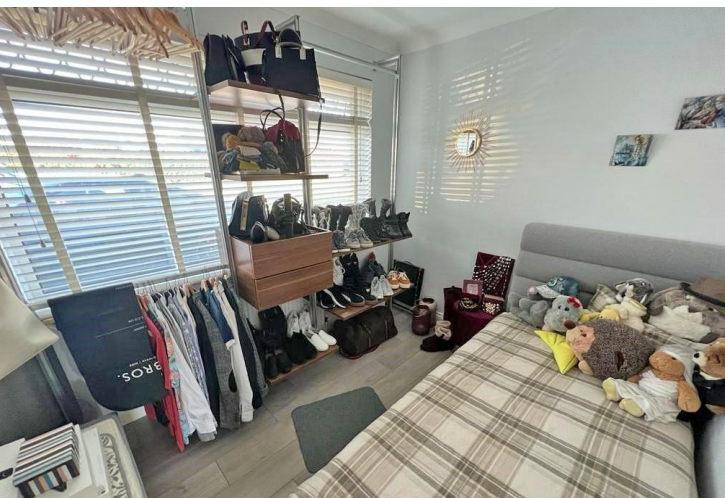
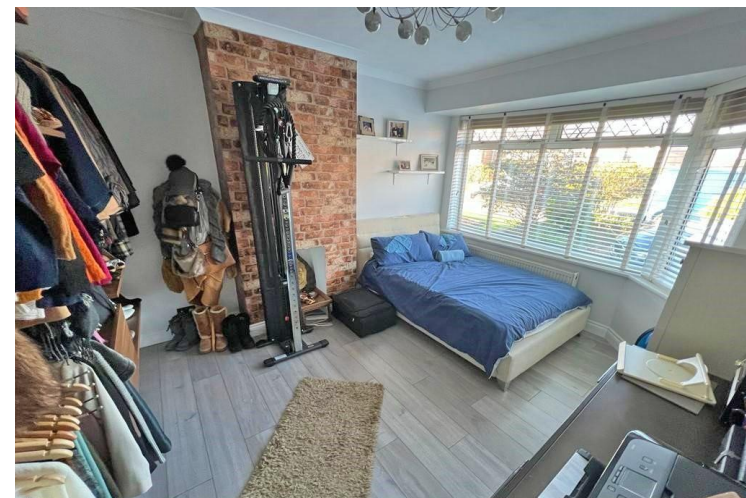
13' x 8' 4" (3.96m x 2.54m) Double glazed front door, double glazed window.

### **FRONT GARDEN**

Off road parking.



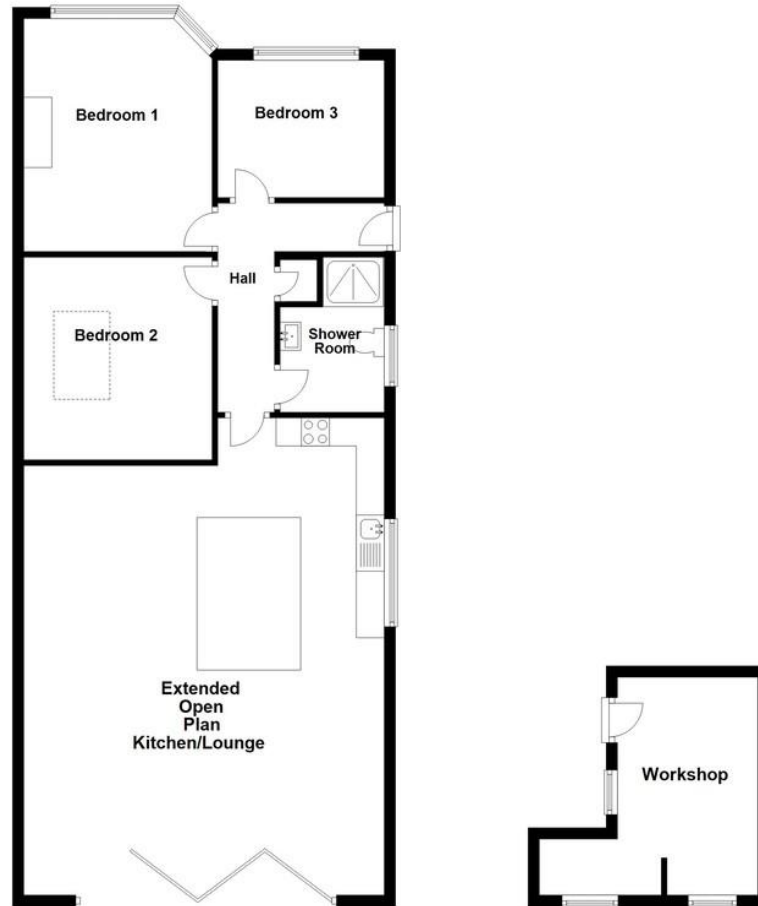








Ground Floor



Total area: approx. 108.9 sq. metres (1171.9 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

71 Franklin Road, Shoreham

**COUNCIL TAX BAND**

Tax Band C - £2,053.69 per annum  
(2024/2025)

**TENURE**

Freehold

**LOCAL AUTHORITY**

Adur District Council

**OFFICE**

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West Sussex  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**DO YOU HAVE A LOCAL PROPERTY TO SELL?**

**Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.**