



2 Providence Way | Shoreham-by-Sea | BN43 5QF

Guide Price **£400,000**





Jacobs Steel are delighted to offer for sale this well presented and versatile four bedroom end of terrace house in the popular Shoreham Beach development, benefitting from off street parking.



# Key features:

- End Of Terrace Family Home
- Four Bedrooms
- Two En-Suites
- Garden Office
- Modern Fitted Kitchen
- Car Port
- Three Story Town House
- Popular Shoreham Beach Location
- Well Presented Throughout
- Inspection Is A Must



4 Bedrooms



3 Bathrooms



2 Living Room

Situated within 1/4 mile access to the foreshore whilst local shops can be found in Ferry Road. There is a footbridge over the River Adur giving direct access to the centre of Shoreham with its more comprehensive shopping facilities, health centre, library and mainline railway station.

**SPACIOUS ENTRANCE HALLWAY** 10' 6" x 6' 10" (3.2m x 2.08m) Comprising composite front door, tiled floors, single radiator, wall mounted heating control panel, smoke detector, single pendant light fitting, wall mounted electric fuse board, under stairs storage cupboard.

**BEDROOM/STUDY** 16' 4" @ Max x 9' 5" @ Max (4.98m x 2.87m) East aspect, comprising, PVCU double glazed french doors opening into rear garden, carpeted floor, various power points, skimmed ceiling, single pendant light fitting, door leading to;

**ENSUITE SHOWERROOM** 4' 8" x 3' 3" (1.42m x 0.99m) Comprising, tiled floor, tiled walls, fitted shower cubicle, extractor fan, spotlights, skimmed ceiling, low flush WC, wall hung sink with single mixer tap, cupboard enclosing wall mounted ideal combination boiler.

**FIRST FLOOR LANDING** East aspect, comprising, East aspect PVCU double glazed window, carpeted floor, various power points, single pendant light fitting, skim ceiling, smoke detector, single radiator.

**DUAL ASPECT OPEN PLAN LUXURY FITTED KITCHEN DINING ROOM** 18' 4" x 10' 2" (5.59m x 3.1m) East & West aspect, comprising, PVCU double glazed East & West aspects windows, tiled floor, skimmed ceiling, single pendant light fitting, single strip light fitting, smoke detector, single radiator, various power points.

KITCHEN AREA;

A range of matching eye and base level units with a roll edge worktop over, space & provision for washing machine, matching integrated dishwasher, matching integrated fridge freezer, fitted oven with four ring gas burning hob over and extractor fan above, inset single bowl sink with single drainer and single mixer tap.

**FIRST FLOOR WC** 6' 3" x 3' 8" (1.91m x 1.12m) West aspect, comprising PVCU double glazed west aspect obscured glass window, vinyl floor, low flush WC, pedestal hand wash basin with hot & cold tap, tiled splashback, single radiator, skimmed ceiling, single pendant light fitting.

**DUAL ASPECT LIVING ROOM** 19' x 10' 2" (5.79m x 3.1m) East & West aspect, comprising PVCU double glazed West aspect window, PVCU double glazed french doors opening onto private balcony with access into rear garden via spiral staircase, carpeted floor, single radiator, various power points, television point, telephone point, skimmed ceiling, two pendant light fittings.

**SECOND FLOOR LANDING** Comprising, carpeted floor, various power points, skimmed ceiling, single pendant light fitting, smoke detector, access into loft, storage cupboard with slatted shelving units for storage.

**MASTER BEDROOM WITH EN-SUITE** 13' 2" x 9' 2" to front of wardrobes (4.01m x 2.79m) East aspect, comprising, PVCU double glazed east aspect window, carpeted floor, television point, various power points, single radiator, skimmed ceiling, single pendant light fitting, a range of wall mounted fitted wardrobes with a high gloss finished benefitting from various hanging rails and shelving units for storage.

**ENSUITE SHOWER ROOM** 7' 2" x 5' 8" (2.18m x 1.73m) West aspect, comprising, PVCU double glazed west aspect obscured glass window, vinyl floor, fitted shower cubicle benefitting from being fully tiled, low flush WC, pedestal hand wash basin with hot and cold tap, tiled splashback, skimmed ceiling, single pendant light fitting, extractor fan.

**LUXURY FAMILY BATHROOM** 8' 4" x 6' 8" @ Max (2.54m x 2.03m) West aspect, comprising, PVCU double glazed west aspect obscured glass window, vinyl floor, panel enclosed bath with shower attachment over, part tiled walls, low flush WC, pedestal hand wash basin with hot & cold tap, tiled splashback, single radiator, skimmed ceiling, single pendant light fitting, extractor fan.

**BEDROOM TWO** 11' 1" narrowing to 10' 4" x 8' 10" (3.38m x 2.69m) West aspect, comprising, PVCU double glazed west aspect window, carpeted floor, single radiator, skimmed ceiling, single pendant light fitting.

**BEDROOM THREE** 10' 3" x 9' 8" (3.12m x 2.95m) East aspect, comprising, PVCU double glazed east aspect window, carpeted floor, various power points, skimmed ceiling, single pendant light fitting.

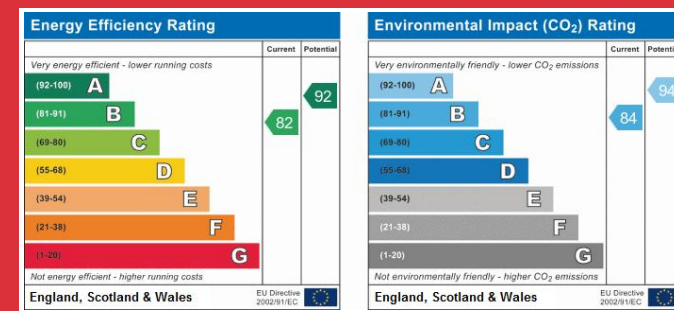
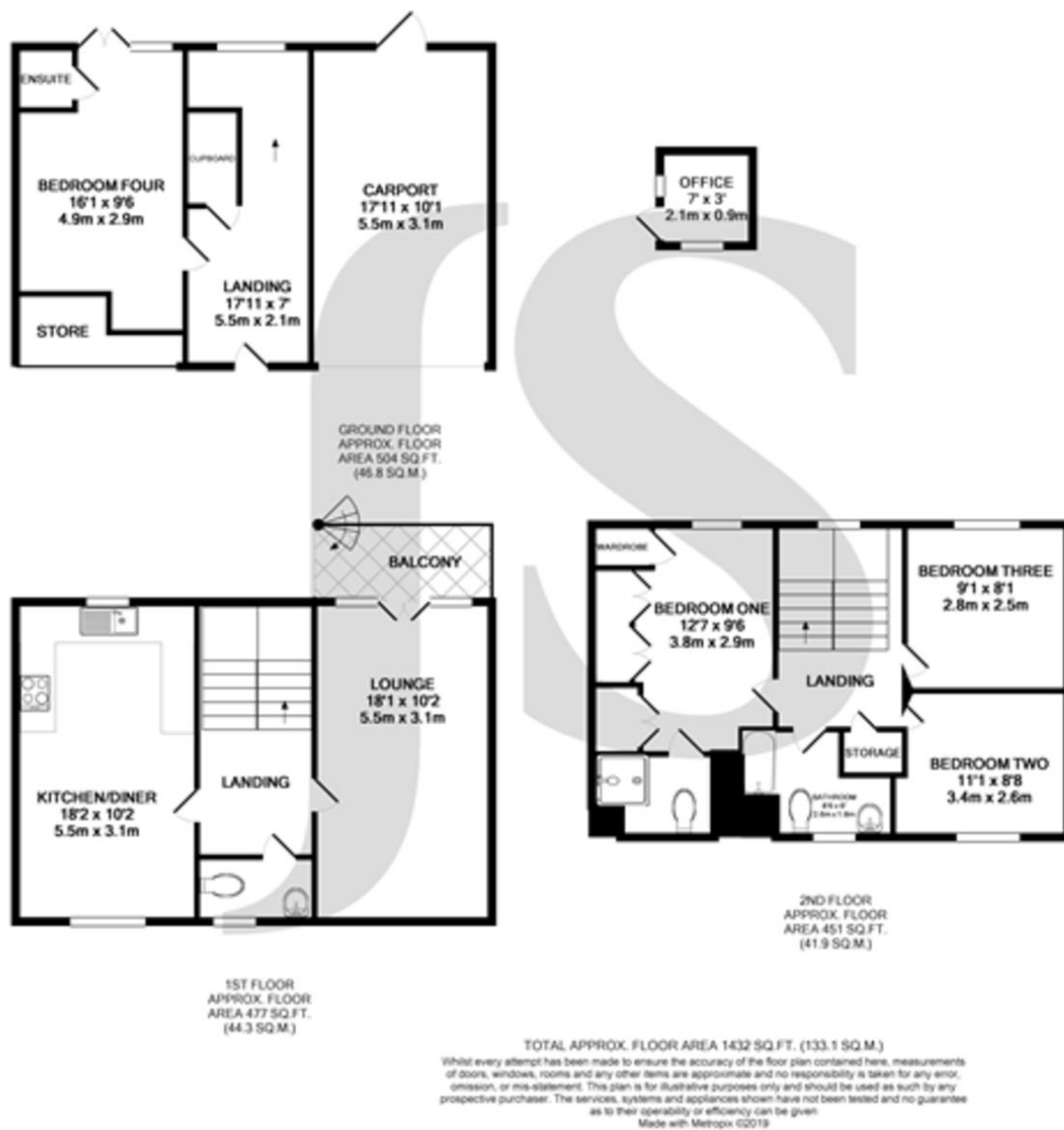
**REAR GARDEN** East aspect, mainly laid to artificial grass.

**GARDEN OFFICE** Benefitting from power & light as well having its own internet access facility.



To book a viewing contact us on: 01273 441341 | [shoreham@jacobs-steel.co.uk](mailto:shoreham@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





## Property Details:

Floor Area: 1,119 sq ft (104 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band D

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 floor plans 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.