



32 Overmead, Shoreham-By-Sea, BN43 5NS

Asking Price £360,000

John Edwards is delighted to present this end-of-terrace house in Overmeads, a quiet cul-de-sac in the heart of picturesque Shoreham-by-Sea, just a short walk from the High Street, with its shops, cafés, restaurants, and bars, within walking distance of the train station and several prominent bus routes, enabling easy access into London, Brighton, and Worthing, and close to the river Adur and historic waterfront.

The property comprises three bedrooms, a spacious lounge/diner, a fitted kitchen, a shower room, and an attractive rear garden. It also has the benefit of a separate garage, situated in the compound at the end of the cul-de-sac, and is offered chain free.

This is a genuinely lovely family home in a hugely desirable area, and one in which we anticipate a great deal of interest. Viewing is essential to fully appreciate all it has to offer.

NB - This property is presented as a probate sale, and grant of probate is currently pending. We estimate that the grant should be issued within approximately 12 weeks, but please feel free to contact us for more information.

CHAIN FREE

EXTERIOR

The front garden is laid to patio for ease of maintenance and fringed with plant, shrub, and flower borders, with plenty of space for potted plants. A series of stone steps lead up to the front door, which is sheltered beneath a storm porch.

ENTRANCE HALL



The entrance hall has a laminate wood floor, a textured ceiling with pendant lighting and a smoke detector, a radiator, the door into the living and dining room, and the stairs to the first floor landing.

LIVING & DINING ROOM



Bright and spacious through-room which has a carpeted floor, a textured ceiling with pendant lighting, radiators, TV and power points, plenty of space for both lounge and dining furniture, a feature gas fireplace with wooden mantel and stone surround, access to a large under-stairs storage cupboard which also houses the meterage, and dual aspect double-glazed windows to front and side, with double-glazed French-style doors to rear opening out onto the rear garden.

KITCHEN



The kitchen features of range of wall and base mounted units, rolled top work surfaces with an inset sink and drainer, a freestanding oven and grill with four burner, electric hob and extractor unit over, and space and plumbing for a washing machine. There is a vinyl floor, a textured ceiling with suspended spotlighting, part-tiled walls, power points, and double-glazed windows to rear aspect. The boiler presently servicing the property is also situated here.

FIRST FLOOR LANDING



The stairs are carpeted with a wooden banister. On the landing level there is a carpeted floor, a textured ceiling with pendant lighting and a smoke detector, the doors into all three bedrooms, and the family bathroom, and a good sized airing cupboard with several linen shelves. There is also access into the loft via a ceiling hatch.

BEDROOM ONE



Good sized double bedroom which has a carpeted floor, a textured ceiling with pendant lighting, power points, a radiator, and dual aspect double-glazed windows to rear and side.

BEDROOM TWO



Second good sized double bedroom which has a carpeted floor, a textured ceiling with pendant lighting, a radiator, TV and power points, plenty of built-in wardrobe space, and double-glazed windows to front aspect.

BEDROOM THREE



The third bedroom has a carpeted floor, a

textured ceiling with pendant lighting, built-in wardrobes, a radiator, power points, and double-glazed windows to front aspect.

SHOWER ROOM



The shower room features a three-piece suite comprising a large walk-in shower cubicle, a pedestal hand wash basin, and a low-level WC. There is a vinyl floor, tiled walls, a textured ceiling with central ceiling light, a heated towel rail, a wall-mounted mirror-fronted vanity unit, and opaque double-glazed windows to rear aspect.

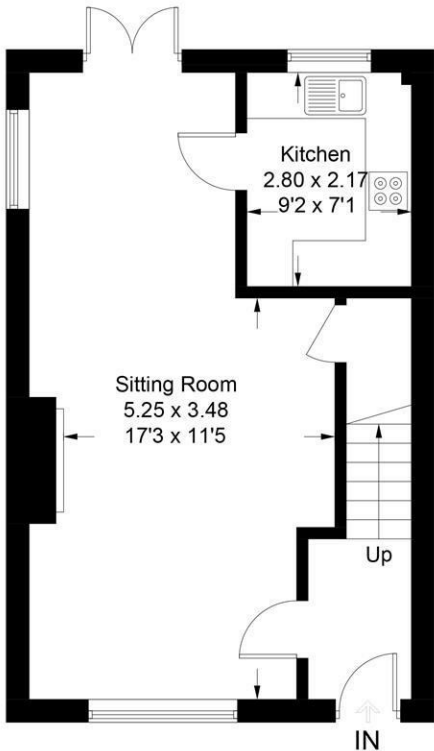
REAR GARDEN



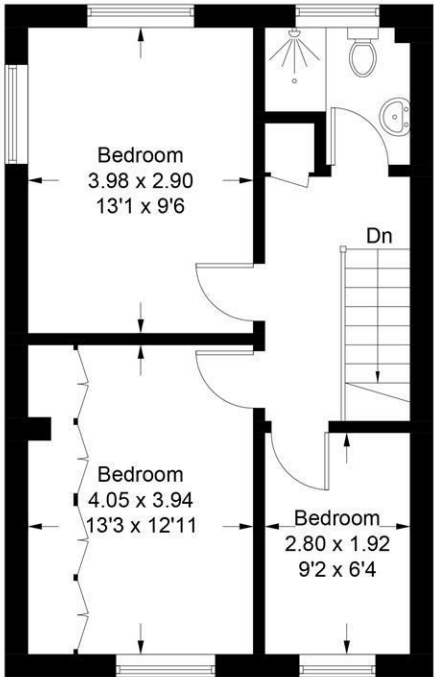
The rear garden is laid to patio for ease of maintenance, and fringe with raised flower beds, featuring mature plants, shrubs, and trees. There is plenty of space for garden furniture and potted plants, a good sized wooden shed, space for bin storage, and gated access to the front of the property.

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Approximate Gross Internal Area = 82.3 sq m / 886 sq ft



Ground Floor



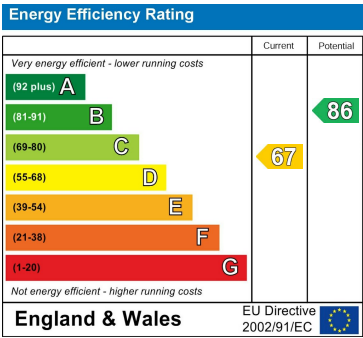
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Area Map



Energy Efficiency Graph



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