



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

£425,000 Freehold

Nestled in the charming area of Overmead, Shoreham-By-Sea, this newly refurbished house presents an excellent opportunity for those seeking a modern and comfortable home. With three well-proportioned bedrooms, this property is ideal for families or those looking for extra space. The house boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: D65 Exclusive to Maslen Estate Agents.

Front door to:

Hallway

Wood effect flooring, stairs rising to first floor, recessed spotlights, door to:

Lounge

Wood effect flooring, under stairs storage cupboard, window to front, 2 x radiators, recessed spotlights, door to:

Open Plan Kitchen/Dining Room

Kitchen Area

Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer pull out tap, integrated dishwasher, integrated fridge/freezer, inset hob with extractor over, integrated oven below, part tiled walls, wood effect flooring, radiator, recessed spotlights, window to rear.

Dining Area

French doors to rear garden, radiator, recessed spotlights, wood effect flooring, door to shower room.

Shower Room

WC with push button flush, wash hand basin with mixer tap & vanity storage below, corner shower cubicle with electric shower over, ladder style heated towel rail, part tiled walls, tiled floor, recessed spotlights.

First Floor Landing

Doors to all rooms, stairs rising to second floor, wood effect flooring, built in storage cupboard.

Bedroom

2 x windows to front, radiator, cupboard housing 'Vaillant' boiler, recessed spotlights, wood effect flooring.

Bedroom

Window to rear, radiator, recessed spotlights.

Bathroom

WC with push button flush, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap, wall mounted shower unit over, glass shower screen, ladder style heated towel rail, part tiled walls, tiled floor, recessed spotlights, window to rear with frosted glass.

Second Floor Landing

Door to bedroom, Velux window, recessed spotlights.

Bedroom

Velux window to front, window to rear, radiator, recessed spotlights, door to:

En-Suite Shower Room

WC with push button flush, wash hand basin with mixer tap & vanity storage below, corner shower cubicle with mains fed shower over, ladder style heated towel rail, part tiled walls, tiled floor, recessed spotlights, window to rear.

Outside

Front Garden

Laid to shingle with pathway to front door.

Rear Garden

Laid to patio, enclosed by brick walling.

Total approx floor area

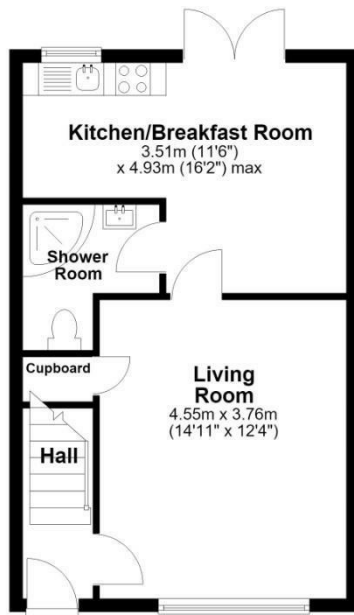
109.6 sq.m. (1179.2 sq.ft.)

Council tax band C

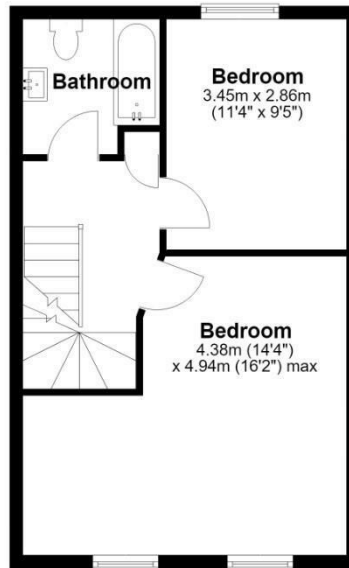
V1



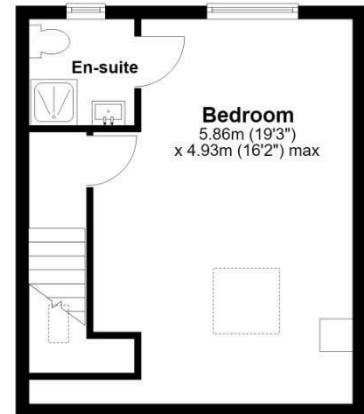
Ground Floor



First Floor



Second Floor



Total area: approx. 109.6 sq. metres (1179.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Overmead

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

SALES

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.