

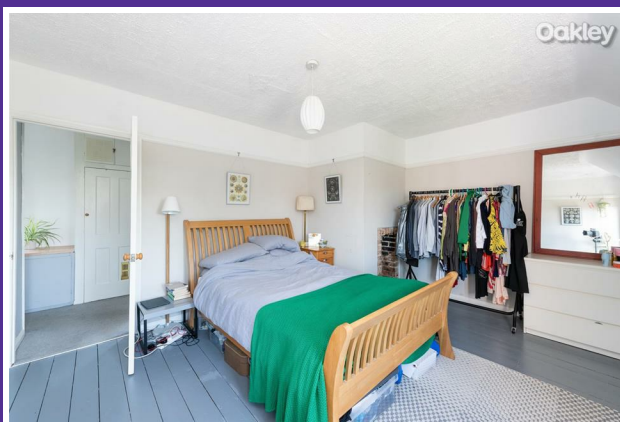


Corbyn Crescent, Shoreham-By-Sea, BN43 6PQ  
**Offers In Excess Of £325,000**



**[oakleyproperty.com](http://oakleyproperty.com)**





- 3 Bedroom Terrace House
- Good Sized Mature Rear Garden
- Kitchen Breakfast Room
- Quiet Crescent Road
- Convenient Location
- Off Street Parking to Front
- Half a Mile to Shoreham Station
- Side Access Pathway

**Tel: 01273 661577**

## The Property

Corbyn Crescent is a well presented 3 double bedroom house with side access leading to a good sized mature rear garden with an open outlook backing on to allotments. There is private off street parking for 2 cars to the front of the property. On the ground floor there is a good sized lounge and large kitchen breakfast room and a ground floor W.C.

### Entrance Hall

uPVC double glazed front door leading to hallway, with doors leading to Kitchen/Breakfast room and lounge. Stairs rising to first floor.

### Lounge

18'4" x 10'0" ( 5.59 x 3.07m)

Double glazed window to front, uPVC double French Doors leading to rear garden. Wood laminate flooring, inset ceiling spotlights. Cupboard housing the fuse box and electric meter. Radiator. Fireplace.

## The Location

Corbyn Crescent is a quiet Crescent Road located withing a short walk of Shoreham Town Centre and it's range of shops, bars and restaurants. Shoreham mainline railway station is a 12 minute walk away and good local schools are within easy reach. Corbyn Crescent really is a convenient location being within easy reach of everything Shoreham has to offer.

### Kitchen/Breakfast Room

18'2" x 12'11" (5.54m x 3.94m )

Newly fitted kitchen and grey washed wood effect laminate flooring. A range of base and eye level units incorporating cupboards and drawers, inset stainless steel sink unit and mixer tap. Integrated oven with gas hob above and filter extractor over. Original open fire place (untested), uPVC double glazed window to front aspect. Under stairs storage area. 2 x rear windows and door to Sun room.







### Sun Room/Utility Room

Double glazed door leading to rear garden. Double glazed windows. Plumbing for washing machine. Space and plumbing for further appliance. Power and light. Door to

### Downstairs WC

Low level W.C and wall mounted sink with tiled surround. Radiator.

### Upstairs Landing

Doors to all bedrooms and bathroom. Two large storage cupboards either side of the landing one housing recently fitted "Vaillant" combination boiler. Further low level storage cupboards with work top over, window overlooking the rear garden.

### Bathroom

Obscured glass uPVC double glazed window. Recently fitted bathroom suite with paneled bath, pedestal wash hand basin and low level W.C. Wall mounted shower unit and tiled splash back areas.

### Master Bedroom

11'8" x 11'3" (3.56 x 3.45)

uPVC double glazed window to front, painted solid wooden floors, radiator. Original open fire place (not tested)

### Bedroom 2

13'5" x 8'7" (4.09 x 2.62)

uPVC double glazed window to front, painted solid wood floors, radiator. Recessed storage cupboard with hanging space.

### Bedroom 3

9'3" x 7'1" (2.84 x 2.18)

uPVC double glazed window to rear overlooking the garden, radiator.

### Outside Areas

#### Front

Paved hardstanding providing off road parking for two vehicles with fence to one side. Archway with gate alongside the drive providing accesses to rear garden via wooden gate.

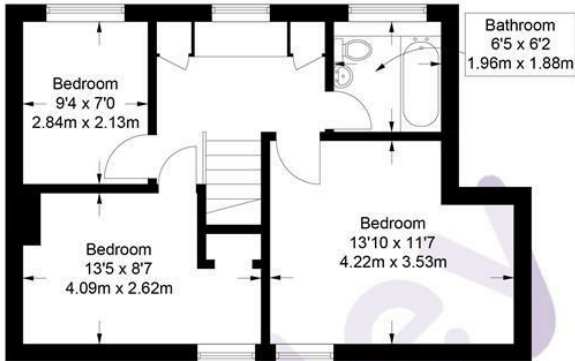
#### Rear

89'11" (27.43)

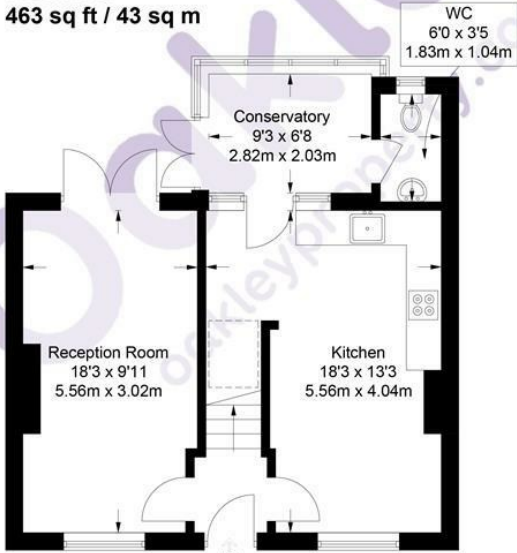
Rear garden backing onto the allotments, providing an extensive 89' secluded garden. Newly fitted fences enclosing the garden. Paved area leading from the Sun room. Large double shed. Outside tap. A range mature trees and plants border the garden leading up to an allotment area at the rear where there is a large chicken/animal enclosure. Ideal for a more self sufficient lifestyle. Side gate giving access to the side of the property leading to the front.



Floor Plan



**First Floor**  
463 sq ft / 43 sq m



**Ground Floor**  
533 sq ft / 49.5 sq m  
(Including Reduced Headroom)

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 984 sq ft / 91.4 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 12 sq ft / 1.1 sq m  
Total = 996 sq ft / 92.5 sq m

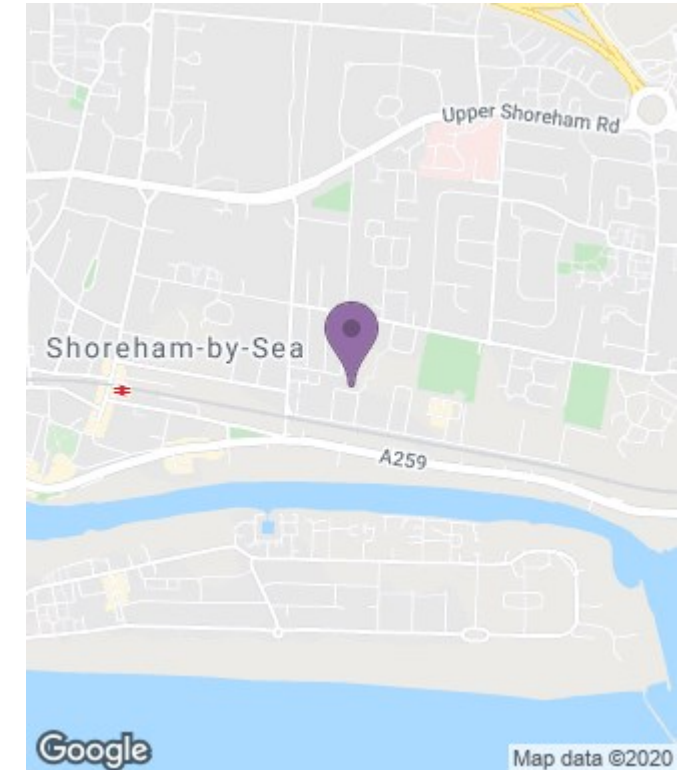
Illustration for identification purposes only,  
measurements are approximate, not to scale. © Oakley Property 2020







## Location Map



## Energy Performance Certificate

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			
		47	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		42	87
England & Wales		EU Directive 2002/91/EC	

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