



Jack Taggart & Co

RESIDENTIAL SALES

**PARKLANDS, BN43 6NN**  
**GUIDE PRICE £290,000**



# PARKLANDS, BN43 6NN

GUIDE PRICE £290,000 - £300,000

Parklands, Shoreham-by-sea is situated in a popular residential location. It's a highly favourable area and has a variety of shops, restaurants and local amenities close by. Perfectly positioned just behind the seafront, there is a mainline railway station with services to London, Brighton and the West within 1 mile approximately of the property, as well as a regular bus service to Brighton and Chichester.

Jack Taggart & Co are pleased to offer this immaculately presented two double bedroom terraced house situated in a quiet cul-de-sac in the heart of Shoreham. The property comprises a quaint front patio area with blooming plants, a parking space and a further car park at the rear of the property for guests. As you enter the property you are met with a handy entrance hall, perfect for storing coats and bags, leading straight ahead towards the open planned living / dining room, the flooring is laid with a grey toned laminate which really sparks compliments throughout the home. This area has a fresh and bright feel throughout the day with natural light beaming in from the conservatory and turns into the perfect evening setting for a cosy movie night with the family.

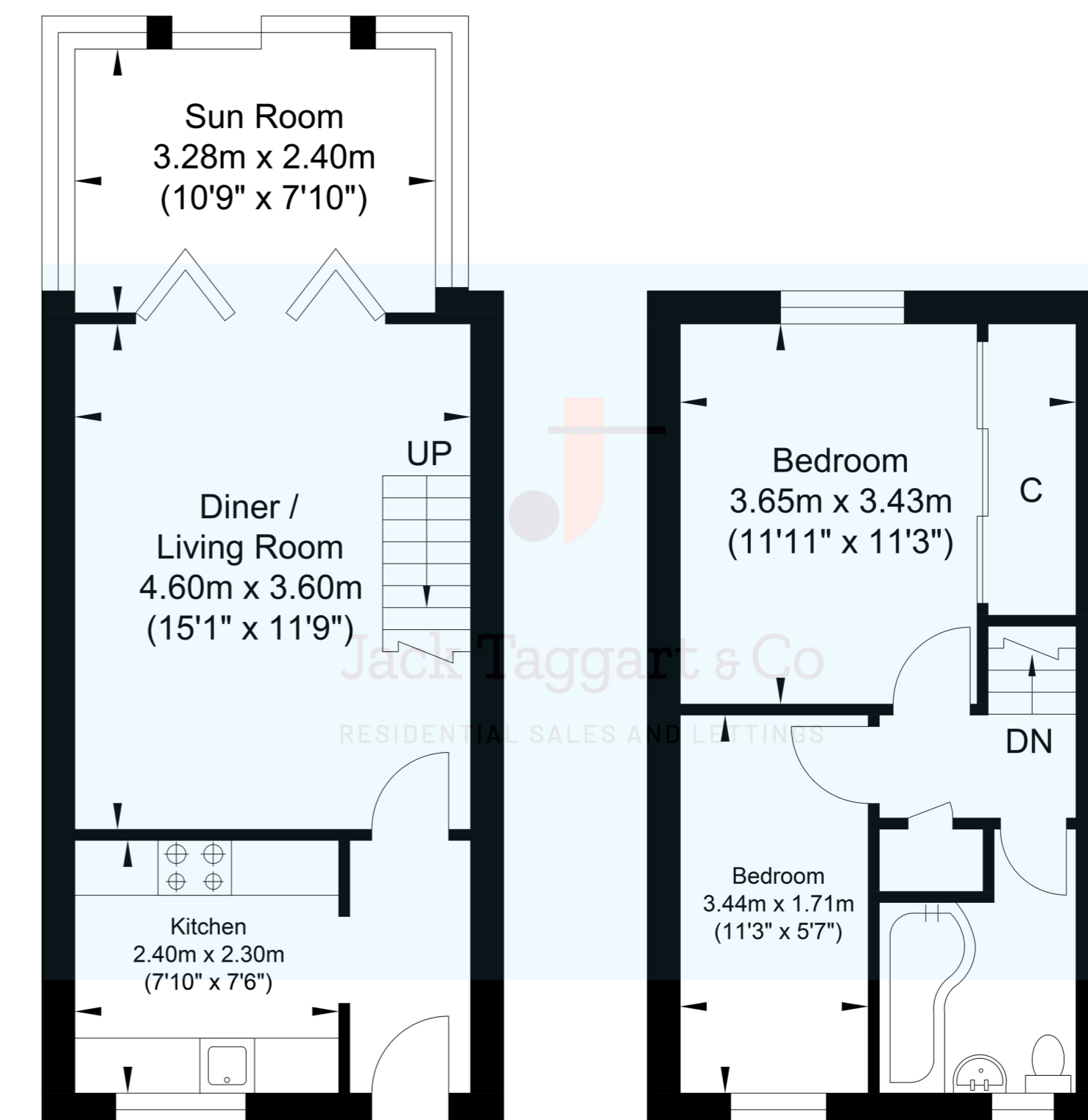
The lounge leads into the conservatory, which is a useful and spacious area, great for hosting dinner parties and both the summer and winter months. The double glazed bi-fold doors open out onto your private landscaped garden. Offering both a patio area and grassed - you also have back access that leads out to the additional guest parking.

The kitchen is stylish and modern throughout with streamlined surfaces, plenty storage space and fully integrated appliances.

As you make your way upstairs you are met with a spacious landing which gives access to all rooms, the master bedroom features high ceilings and beautifully built-in wardrobe the length of the wall and there are views out to the garden and rooftops. The second bedroom is of a great size and would be perfect for a nursery, office space and/or guest bedroom. The first floor also comprises the family bathroom which features a shower over bath, sink, W/C and heated towel rail.

This is a great opportunity for a first time buyer or investor to purchase such a beautiful home. Viewing is HIGHLY recommended.

## Parklands



Ground Floor  
Approximate Floor Area  
359.51 sq ft  
(33.40 sq m)

First Floor  
Approximate Floor Area  
271.25 sq ft  
(25.20 sq m)

Approximate Gross Internal Area = 58.60 sq m / 630.76 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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