



Upper Shoreham Road, Shoreham By Sea

Offers Over **£800,000**



Property Type: Detached House

Bedrooms: 5

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Five Bedroom Detached House
- Dual Aspect Open Plan Lounge / Dining Room
- South Facing Kitchen / Breakfast Room
- Bathroom And Separate Shower Room
- Off Road Parking & Garage
- South Facing Rear Garden
- Versatile Living Accommodation
- Central Shoreham Location

We are delighted to offer for sale this extended five bedroom detached family house benefitting from large south facing rear garden situated in this popular central Shoreham location.

Conveniently situated within 0.5 miles of Shoreham's mainline railway station with direct access to Brighton & London. The centre of Shoreham with its comprehensive shopping facilities, restaurants, churches, health centre & library are also within a short walk and the Holmbush Centre with M&S and Tesco superstores can be found a short drive away. Shoreham Beach can be reached by using the Adur Ferry Footbridge crossing over the River Adur while pleasant walks and rides can be found over the South Downs or up the Adur Valley.





ENCLOSED PORCH Comprising pvcu double glazed windows, tiled flooring, obscure pvcu double glazed front door through to:-

SPACIOUS ENTRANCE HALL Comprising carpeted flooring, two light fittings with directable spotlights, radiator, coving, door through to understairs storage cupboard.

OPEN PLAN LOUNGE/DINING ROOM

Dining Area: West aspect. Comprising pvcu double glazed window having a feature leaded light stained glass window above, radiator, carpeted flooring, single light fitting, coving, opening to Lounge.

Lounge Area: West aspect. Comprising pvcu double glazed window having a feature leaded light stained glass window above, single light fitting, carpeted flooring, feature brick fireplace with wooden mantel piece over and tiled hearth, coving, radiator, door through to Conservatory.

CONSERVATORY North, East and South aspect. Comprising pvcu double glazed double doors leading out onto feature South facing rear garden, pvcu double glazed windows, tiled flooring.

KITCHEN South aspect. Comprising pvcu double glazed double doors leading out onto feature South facing rear garden, two pvcu double glazed windows, roll edge marble work surfaces with cupboards below and matching eye level cupboards, inset five ring gas hob with extractor fan over and splashback, part tiled splashbacks, inset eye level double oven, inset one and a half bowl stainless steel sink unit with mixer tap, integrated slimline dishwasher, space and provision for washing machine/tumble dryer and fridge/freezer. Laminate flooring, radiator, feature fireplace with fitted log burner, recessed spotlights.

BEDROOM THREE/ RECEPTION ROOM North aspect. Comprising pvcu double glazed bay window with fitted blinds, carpeted flooring, radiator, single light fitting.

BEDROOM FOUR North aspect. Comprising pvcu double glazed bay window with fitted shutters, carpeted flooring, radiator, range of built in wardrobes with hanging rails and shelving. Single light fitting.

BEDROOM FIVE / OFFICE East aspect. Comprising pvcu double glazed window, picture rail, radiator, carpeted flooring.

SHOWER ROOM East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, step in shower cubicle with integrated rainfall shower and shower attachment over, tiled flooring, fully tiled walls, wall mounted heated towel rail, single light fitting with directable spotlights, hand wash basin with mixer tap and vanity unit below.

FIRST FLOOR LANDING Comprising Velux window, carpeted flooring, single light fitting, loft hatch access, storage cupboard with slatted shelving.

BEDROOM ONE South aspect. Comprising pvcu double glazed windows, built in wardrobes with hanging rails and drawers, radiator, carpeted flooring, two built in storage cupboards, single light fitting.

BEDROOM TWO North aspect. Comprising pvcu double glazed window with fitted blind, Velux window, carpeted flooring, radiator, single light fitting with directable spotlights.

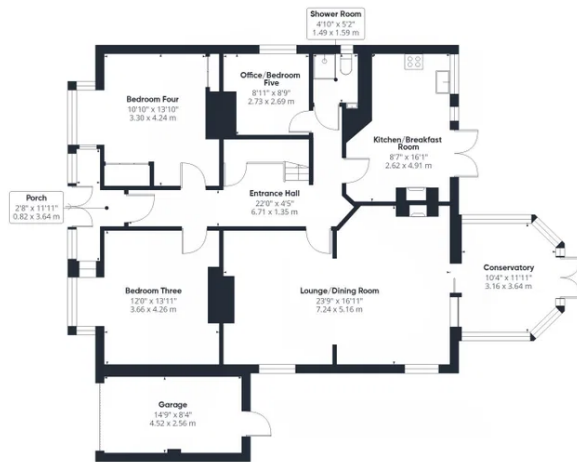
BATHROOM West aspect. Comprising Velux window, panel enclosed bath with two integrated shower attachments over, fully tiled walls, hand wash basin with vanity units below, low flush wc, bidet, radiator, tiled flooring, recessed spotlights.

FRONT GARDEN Resin driveway affording off-road parking for approximately multiple vehicles having various mature shrub, tree and plant borders benefitting from being dwarf wall enclosed.

FEATURE SOUTH FACING REAR GARDEN Stepping out onto paved patio having an attractive wooden pergola over with steps down onto large lawned area with a further wooden pergola and attractive trellis, having various mature shrub, tree and plant borders. Timber built summer house, Timber built storage shed, green house, gate to side access.

GARAGE Comprising up and over door, power and lighting, pvcu double glazed door to rear garden.





Ground Floor



Floor 1



Approximate total area^m

1908 ft²
177.2 m²

Reduced headroom

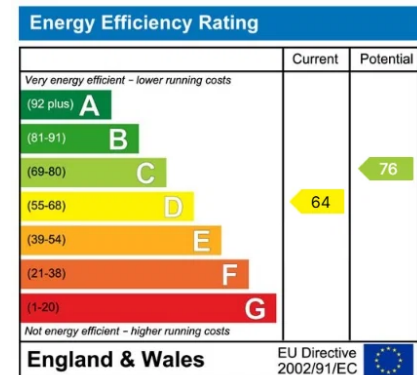
66 ft²
6.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make out properties 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 floorplans 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.