

Middle Road, Shoreham by Sea

Offers Over **£500,000**

Jacobs | Steel



Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 3

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Off Road Parking For 6 Vehicles
- South Facing Rear Garden To Two Sides
- Two Large Reception Rooms
- Kitchen/Dining Room
- Versatile Accommodation
- Double Aspect Master Bedroom With Ensuite Shower Room
- Home Office
- Separate Utility Room

We are delighted to offer the rare opportunity to acquire this well extended four bedroom, two reception room semi detached house situated on level ground within this popular residential location.

Conveniently situated on level ground close to local shops also with schools and bus services. The centre of Shoreham, with mainline railway station, health centre and comprehensive shopping facilities is approximately 1/2 mile away. Pleasant Downland walks are close at hand. There is a footbridge in the High Street over the River Adur to Shoreham Beach.











Pvcu double glazed door through to:-

SPACIOUS STORM PORCH Comprising obscure glass pvcu double glazed windows, obscure glass pvcu double glazed double doors, two wall mounted lights, wall mounted electric heater, further pvcu double glazed double doors leading through to:-

SPACIOUS ENTRANCE HALL Comprising pvcu double glazed window, radiator, stripped solid wood flooring, sunken spotlights, wall mounted heating control panel, storage cupboard. Stairs to first floor. Door through to:-

SPACIOUS LOUNGE North aspect. Comprising two pvcu double glazed windows, radiator, stripped solid wood flooring, four wall mounted lights and matching ceiling light, coving.

DOUBLE ASPECT SEPARATE DINING ROOM South and West aspect. Comprising pvcu double glazed window and pvcu double glazed double doors leading out onto the South facing rear garden, radiator, stripped solid wood flooring, five wall mounted lights with two matching ceiling lights, coving.

DOUBLE ASPECT KITCHEN/BREAKFAST ROOM South and North aspect. Comprising two pvcu double glazed windows with fitted roller blinds, radiator, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, tiled splashbacks, space for range cooker with extractor fan over, single drainer sink unit with mixer tap and water filtration tap, space for fridge/freezer, provision for dishwasher, tile effect vinyl flooring, majority tiled walls, ceiling mounted directional spotlights.

HOME OFFICE Comprising roll edge laminate work surface with cupboards below and matching eye level cupboards, wall mounted electric meter, laminate flooring, sunken spotlights, coving. Door through to:-

SEPARATE UTILITY ROOM South aspect. Comprising pvcu double glazed window, roll edge laminate work surface with cupboards below and matching eye level cupboards, provision for washing machine, space for tumble dryer, radiator, wall mounted Worcester combination boiler, fully tiled walls, sunken spotlights and pvcu double glazed door leading out onto the rear garden. Bi-foldng door through to:-

GROUND FLOOR CLOAKROOM Comprising obscure glass pvcu double glazed window, hand wash basin, low flush wc, fully tiled walls, extractor fan, sunken spotlight and coving.

FIRST FLOOR LANDING Comprising pvcu double glazed window, loft hatch access with pull down ladder benefiting from power and lighting and being partly boarded. Stripped solid wood flooring, two wall mounted radiators, sunken spotlights.

DOUBLE ASPECT MASTER BEDROOM North and South aspect. Benefiting from distant downland and rooftop views. Comprising three pvcu double glazed windows, full width range of built in wardrobe cupboards, radiator, sunken spotlights and coving. Door through to:-

EN SUITE SHOWER ROOM Comprising walk in shower cubicle with wall mounted electric Mira shower, fully tiled walls, hand wash basin, low flush wc, wall mounted heated towel rail, sunken spotlight and extractor fan.

BEDROOM TWO North aspect. Benefiting from distant downland views. Comprising pvcu double glazed window, radiator, built in storage cupboard with shelving.

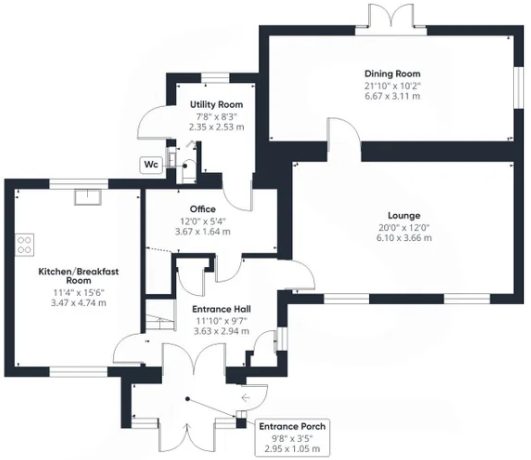
BEDROOM THREE North aspect. Benefiting from distant downland views. Comprising pvcu double glazed window, radiator, built in wardrobe with hanging rail and shelving.

BEDROOM FOUR South aspect. Comprising pvcu double glazed window with fitted blind, laminate flooring, radiator.

FAMILY BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with telephone style shower attachment, hand wash basin with vanity unit below, low flush wc, wall mounted heated towel rail, large separate shower cubicle with wall mounted electric Mira shower and shower attachment, fully tiled walls, sunken spotlights, extractor fan and coving.

FRONT GARDEN Comprising large block paved area affording off road parking for approximately six or more vehicles, four wall mounted lights and gate providing side access, being wall and fence enclosed.

SOUTH FACING REAR AND SIDE GARDEN Comprising large paved area leading onto extensive lawned areas, having various shrub, tree and plant borders, external power points, twelve wall mounted lights, three timber built sheds with power and lighting, outside tap, being fence enclosed.



Ground Floor



Floor 1

Approximate total area(1)

1535 ft²

142.7 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

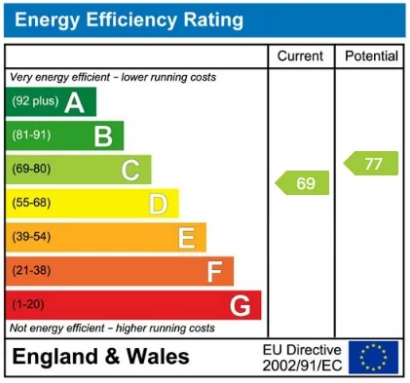
..... Below 5 ft/1.5 m

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 your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

Shoreham Office | 31 Brunswick Road | Shoreham | West Sussex | BN43 5WA
01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk

Jacobs | Steel