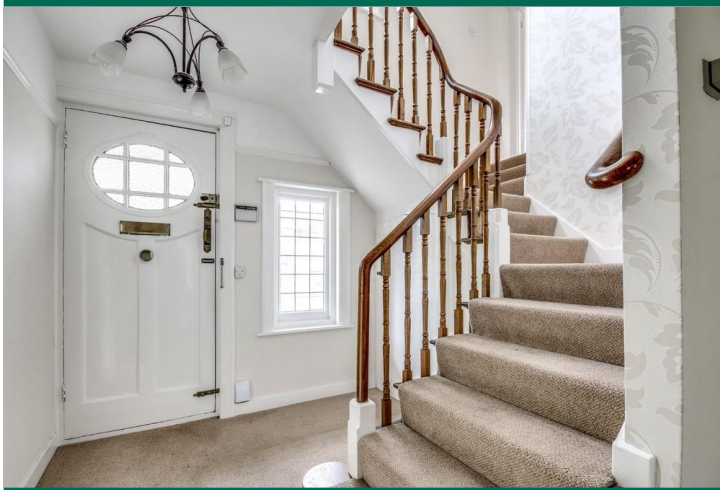


48 Buckingham Road | Shoreham-by-Sea | BN43 5UD Guide Price £1,000,000

Harrison Brant are pleased to offer chain free what in our opinion must be one of Shoreham-by-Sea's finest properties comprising of a 6 Bedroom Detached House being set on a landscaped plot of approximately 1/3 of an acre (SSTV) including a 158' X 118' (max.) L-shaped Rear Garden which is situated just 0.2 mile from Shoreham Mainline Railway Station and Town Centre in a sought after tree-lined road. Other features of the property include Large Hall, 2 formal reception rooms, Study, Conservatory, Kitchen/Dining/Family Room, Cloakroom/WC, Utility & Workshop, 4 1st Floor Bedrooms (1 en-suite), 1st floor Bathroom & Sep. WC. Situated on the 2nd floor are Bedroom 5 & Bedroom 6 and a further WC. Viewing comes very highly recommended to fully appreciate just what this property has to offer.

- 6 Bedroom Detached Residence
- 1/3 Acre plot (SSTV)
- 0.2 mile from Station
- 25' 6 Kit/Din/Fam Room
- 2 Reception Rooms
- Conservatory & Utility Room
- Private Drive to Garage
- Large L-Shaped Garden
- No Onward Chain
- EPC Rating D56



Property Description

ENTRANCE PORCH

Approached via part glazed front door with adjoining glazing and windows and benefiting from quarry tiled floor. Feature original front door incorporating oval shaped pattern glazing leads through to

ENTRANCE HALL

14' 9" x 7' 6" (4.5m x 2.29m) With feature Imperial (split) staircase rising to the first floor (described later), picture rail, wall light point, alarm control panel, under-stairs storage cupboard, wall mounted central heating thermostat, fixed original leaded light glazing allowing natural light from the Entrance Porch.

CLOAKROOM/W.C

With fitted white sanitary ware including low level flush WC and wash hand basin with tiled splashback set into vanity surface incorporating vanity cupboard under. Radiator, patterned glazing allowing borrowed light from the Utility Area.

LOUNGE

16' 8" into bay x 16' 0" (5.08m x 4.88m) With feature part-sunken brick fireplace incorporating sub-floor level hearth and feature fire surround with fitted wood burner. Picture rail, radiator, TV aerial connection (subject to service providers regulations). A double aspect room with triangular oriel bay window to the side elevation, feature original leaded light bay window overlooking Conservatory and matching leaded light French doors leading out to

CONSERVATORY

16' 7" x 12' 0" plus bay (5.05m x 3.66m) Being of part-brick, part uPVC double glazed construction beneath a multi-pitched polycarbonate roof and benefiting from radiator, wall light point, TV aerial connection (subject to service providers regulations). Windows and glazing to side and rear elevations including a glazed gable to the rear and a set of French doors lead out to the Rear Garden (described later). Further set of twin doors leads through to Kitchen/Dining Family room (described later).

FORMAL DINING ROOM

18' 0" x 12' 3" (5.49m x 3.73m) With feature part-sunken fireplace incorporating sub-floor level hearth and feature fire surround. Picture rail, radiator, TV aerial connection (subject to service providers regulations), feature bay window to front elevation. Original leaded light french doors lead through to

STUDY

13' 6" x 5' 4" (4.11m x 1.63m) With radiator. Being triple aspect with windows to front, side and rear elevations and personal part -glazed door to rear elevation (described later).

KITCHEN/DINING/FAMILY ROOM

25' 6" plus door recess x 16' 1" max (7.77m x 4.9m) With a range of fitted matching wall and base units, roll edge laminate working surface, inset one and a half bowl single drainer sink unit with mixer tap, central island with matching base units and wooden working surface, Stainless steel 5-ring range cooker with twin ovens, stainless steel extractor over, tall fridge/freezer space, further under worktop appliance space, tiled splashbacks, pelmet spotlighting, kickplate heater, radiator, original built-in larder cupboard, feature built-in low

level cupboard with drawer, fitted recessed bookshelf. Vaulted ceiling to the kitchen area with spotlighting and 2 Velux windows and further window to rear elevation overlooking the Rear Garden.

UTILITY AREA

12' 0" x 8' 9" (3.66m x 2.67m) In addition to the room measurement are 2 corridors, one leading out to the front via a personal door, the other leading to the workshop area (described later). Built-in larder style cupboards, fitted working surface with adjacent butlers sink incorporating mixer tap and 2 appliance spaces under, fitted wall unit, wall mounted gas fired boiler, wall mounted central heating and hot water thermostat, tiled floor, door to Garage (described later).

WORKSHOP

11' 2" x 8' 3" (3.4m x 2.51m) With fitted cupboards, personal part-glazed door to the side elevation giving access to the Rear Garden (described later).

FIRST FLOOR LANDING

A superb split-level part galleried landing with balustrading, picture rail, radiator, door giving access to staircase to second floor (described later), window to front elevation.

BEDROOM 1

16' 10" x 11' 10" (5.13m x 3.61m) Included in the room measurement is a built-in double cupboard. Double radiator, TV aerial connection (subject to service providers regulations), picture rail, feature bay window to rear elevation overlooking the Rear Garden.

BEDROOM 2

15' 3" x 12' 0" (4.65m x 3.66m) (Measurement includes en-suite). Included in the room measurement is a run of fitted wardrobe cupboards with hanging space and fitted shelving. Picture rail, radiator, fitted shelving, window to front elevation. Door leads through to

EN-SUITE SHOWER ROOM/W.C

With fitted white sanitary ware comprising corner shower cubicle with Triton shower unit, wall mounted wash hand basin with tiled splashback, low level flush WC, fitted shelving with cupboard, shaver light and point, extractor fan.

BEDROOM 3

14' 0" x 9' 0" (4.27m x 2.74m) In addition to the room measurement is a large double wardrobe cupboard with hanging rail. Radiator, 2 arched display niches, access to loft space, telephone point. A double aspect room with windows to both front and rear elevations.

BEDROOM 4

11' 5" x 9' 1" (3.48m x 2.77m) Included in the room measurement is a built-in double wardrobe cupboard with hanging and shelving space, drawer under and further cupboard over. Adjoining fitted shelving, vanity surface with inset sink unit and further low level cupboard. Radiator, picture rail, window to rear elevation overlooking Rear Garden.





FAMILY BATHROOM

With sunken bath with Victorian style mixer tap and Bristan shower unit over. All-in-one wash hand basin and vanity surface with mixer tap and vanity cupboard under incorporating matching drawers. Fitted wall cupboard with towel rail under, tiled splashbacks to bath and basin, heated ladder style towel rail, patterned glass window to side elevation.

SEPERATE W.C

With low level flush WC, pattern glass window to rear elevation.

SECOND FLOOR LANDING

Approached via door and staircase from First Floor Landing and benefiting from access to eaves storage areas, radiator.

BEDROOM 5

10' 4" x 10' 1" (3.15m x 3.07m) Included in the room measurement is a built-in double wardrobe cupboard with hanging rail and shelf. Access to loft space, window to rear elevation overlooking the Rear Garden.

BEDROOM 6

10' 3" x 10' 1" (3.12m x 3.07m) With access to eaves storage, feature Oriel bay window to front elevation.

W.C

With low level flush WC, wall mounted wash hand basin with splashback, extractor fan.

GARAGE

15' 6" x 9' 0" (4.72m x 2.74m) With up and over door, fuseboard, personal door to Utility Area.

FRONT GARDEN

50' x 47' (15.24m x 14.33m) This is laid partly to a well landscaped central well stocked brick edged planted area with a large variety of shrubs, adjacent to which is a brick paviour footpath with further well stocked planted bed. The remainder is laid to a driveway providing off road parking for a number of vehicles with outside lighting. The front garden is wall enclosed and benefits from a gated pedestrian access to the side of the house which leads round to

REAR GARDEN

Considered to be a major feature of the property and of potentially great interest to keen gardeners and family buyers alike. Being professionally landscaped the Rear Garden is laid to a paved patio area with brick soldier course edging immediately to the rear of the house with planted beds, brick pavior footpath leads to a lower paved area designed as an outside dining area with cleverly planted borders providing screening. The next area is laid to a formal lawn with adjacent brick pavior footpath and well stocked planted borders to both sides of the lawn. The footpath leads through trellis style fencing, past a Log Store to the remaining area of the garden which widens out behind 2 of the neighbouring properties. The first area is laid to a large vegetable patch/kitchen garden with potting shed and aluminium framed green house, all set behind cleverly designed hedging and shrubs providing screening. The remaining part of this area of the garden is laid partly to lawn and partly to various planted beds and borders, which in some areas provides a light-woodland feel. There is also a compost area close to the rear boundary. The Rear Garden is part wall, part fence enclosed and only a personal inspection can fully portray just what a superb garden this is.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

6 Brunswick Road

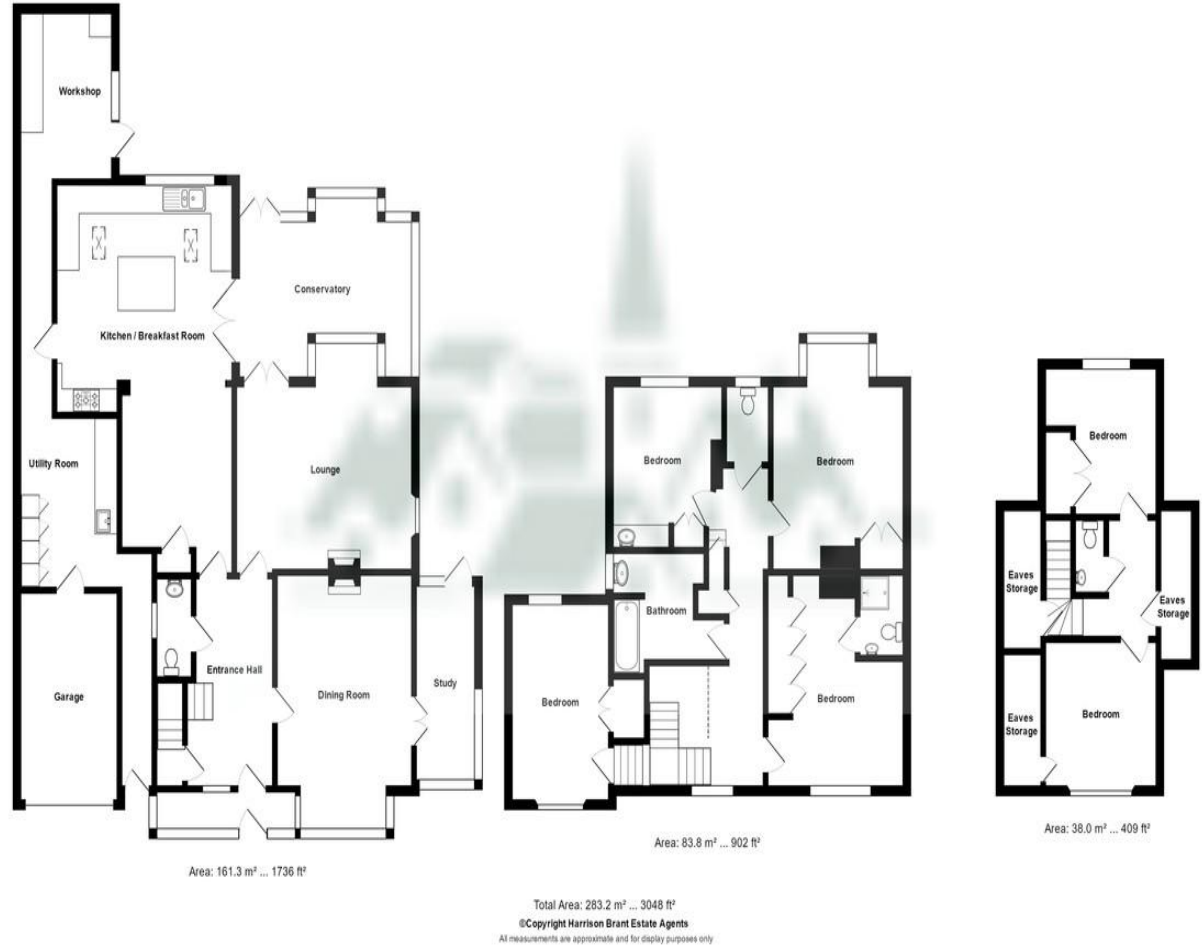
Shoreham-By-Sea

West Sussex

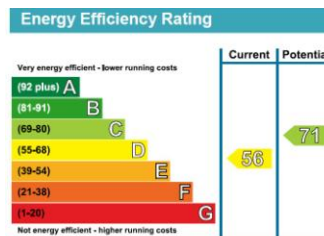
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N.B. Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection. Items shown in the photographs are not necessarily included in the sale. VIEWING STRICTLY BY APPOINTMENT THROUGH HARRISON BRANT VALUATIONS: If you have a property to sell in our area, please ask for a free market valuation.

Whilst we endeavour to make our sales particulars accurate and reliable, should there be any detail which is particularly important to you, please contact our office and we will verify the information given.

