



10 Lesser Foxholes | Shoreham-by-Sea | BN43 5NT

£750,000

Harrison Brant are delighted to offer this stunning CONTEMPORARY STYLE DETACHED FAMILY HOME with a 45' 10" Garage/Workshop and many features to include: 37' 1" open plan Dining/Family Room arranged as three zones including a 15' 6" Bespoke Fitted Kitchen Area. Entrance Hall with vaulted ceiling and Galleried Landing, ground floor Cloakroom and newly fitted Shower Room, ground floor Double Bedroom, 3 further Double Bedrooms, refitted Shower Room/WC. Externally there is private Off-Road Parking leading to 45' 10" Garage/Workshop with an additional 19' 8" low level storage area and 66' Landscaped Rear Garden. This versatile property is situated in a sought after established residential position, Convenient for Downland & River Walks. Shoreham Town affords shopping facilities, restaurants, bars, community and health centres, a mainline railway station with direct city and coastal train services. Chain Free.

- Stunning Contemporary Style Detached House
- 37' 1" Open Plan Family/Dining Room
- Superb Bespoke Fitted Kitchen
- 4 Bedrooms
- Ground Floor Cloak Room & Shower Room
- Private Driveway
- 45' 10" Garage/Workshop
- Additional Low Level Storage Area
- Landscaped Gardens



Property Description

STORM PORCH

With vaulted skeling and low energy down lighters. Wrought iron gate to garden. Black uPVC wood grain effect panelled and double glazed front door to:

ENTRANCE HALL

Feature vaulted ceiling, uPVC double glazed sliding patio door with matching double glazed side screens forming allowing a wide aspect view over the garden towards The Downs. Two Contemporary designer vertical radiators. Oak panelled door to coat/storage cupboard with electric meter and fuse box, low energy downlighter. Smooth finish corniced ceiling with low energy downlighters, mains smoke alarm. Contemporary oak and glass staircase to first floor.

GROUND FLOOR CLOAKROOM

Contemporary wall hung concealed cistern dual flush low level WC, vanity unit with inset wash basin, monobloc mixer tap. Central heating radiator with

thermostatic valve. Slate and limestone finish tiled walls. Smooth finish cornice ceiling with low energy downlighter. Obscured glass uPVC double glazed window. Slate effect flooring.

OPEN PLAN DINING/FAMILY ROOM

37' 1" max. x 25' 11" approx. (11.3m x 7.9m)

Arranged as three zones comprising:

KITCHEN AREA

15' 6" approx. x 9' 9" approx. (4.72m x 2.97m) approx Fitted with a range of solid oak bespoke style units with textured solid granite working surfaces. Comprising of: textured granite working surface with inset ceramic Belfast sink, chrome finish monobloc mixer tap. Range of cupboards and drawers under, along with integrated dishwasher. Granite upstand with range of matching solid oak glazed display cabinets above. Fitted "Rangemaster" range cooker with double oven and grill, four gas burners and wok burner. Matching "Rangemaster" cooker hood and splashback. Textured

solid granite working surface to either side with two matching solid oak twin pan drawer units under. Textured granite up stand with two matching solid oak wall mounted cupboards above with concealed LED lighting under. Further textured granite work surface with soft close drawer and cupboard under. Two matching larder/pantry units providing extensive shelf storage space, built-in wine racks and drawers. Space and plumbing for American style fridge/freezer. Slate finish flooring. Smooth finish corniced ceiling with low energy downlighters. uPVC double glazed windows over looking rear garden.

DINING AREA

21' 9" approx. x 13' 2" approx. (6.63m x 4.01m) approx Feature wood burner with solid oak mantle piece, log storage to either side along with oak fronted storage cupboards and drawers. Textured granite hearth. Contemporary central heating radiator with thermostatic valve. uPVC double glazed widow to side. Smooth finish cornice ceiling with low energy down lighters. 3 square arches to:

LOUNGE AREA

23' 2" approx. x 12' 8" approx. (7.06m x 3.86m) approx

Two contemporary style central heating radiators with thermostatic valves. Two uPVC double glazed windows over looking rear garden. uPVC double glazed French style doors over looking and leading to rear garden. Three section double glazed sliding door over looking and leading to rear garden. Smooth finish corniced ceiling with low energy downlighters. Two feature double glazed roof lanterns.

INNER HALL

With oak panelled door from Entrance Hall, doors to Shower Room and Bedroom 4.

BEDROOM 4

14' 3" approx. x approx. 9' 11" (4.34m x 3.02m)

Contemporary designer vertical radiator with thermostatic valve. uPVC double glazed window to front. Smooth finish vaulted ceiling with remote controlled 'Velux' double glazed window with remote control blind.

Personal door to Garage.

SHOWER ROOM

Glazed shower cubicle with bi-fold door, corner vanity unit with wash basin. Central heating radiator with thermostatic valve, extractor fan. Sealed gas fired boiler for central heating and hot water. For convenience the ground floor WC is located adjacent to the shower room.

GALLERIED FIRST FLOOR LANDING

Contemporary oak and glass staircase. uPVC double glazed window with westerly views towards Lancing College and The Downs. Smooth finish corniced ceiling with low energy downlighters and mains smoke alarm.

BEDROOM 1

13' 2" approx. x 11' 11" max. (4.01m x 3.63m)

Measurements include range of built in floor to ceiling wardrobe cupboards to one wall. Contemporary central heating radiator with thermostatic valve. uPVC double glazed windows to rear. Smooth finish corniced ceiling

with low energy downlighters.

BEDROOM 2

14' 10" approx. x 9' 10" approx. (4.52m x 3m)

Measurements include range of floor to ceiling built-in wardrobe cupboards to one wall. Contemporary central heating radiator with thermostatic valve. uPVC double glazed window to rear. Smooth finish corniced ceiling with low energy downlighters.

BEDROOM 3

9' 9" approx. x 9' 9" approx. (2.97m x 2.97m)

Contemporary central heating radiator with thermostatic valve. uPVC double glazed window to rear. Smooth finish corniced ceiling with low energy downlighters and hatch to loft space.

REFITTED SHOWER ROOM/WC

Walk-in double width shower with glazed sliding door, chrome finish thermostatically controlled shower mixer unit with Monsoon shower head and hand shower. Tiled





niche with glass storage shelves. Wall mounted dual flush concealed cistern WC. Vanity unit with inset wash basin with monobloc. Contemporary vertical radiator/towel rail. Tiled walls. English slate finish flooring. Smooth finish corniced ceiling and skimming with low energy downlighters. Extractor fan. uPVC double glazed window.

OUTSIDE

FRONT

Front garden arranged as a double width private driveway. With textured slate finish steps to front porch and wrought iron gate to side/ Rear Garden.

ATTACHED GARAGE/WORKSHOP

45' 10" approx. x 8' 4" approx. (13.97m x 2.54m) With 7' approx. x 9' 7" approx. Remote controlled roller shutter door. This extensive versatile space is currently arranged on two levels. Space and plumbing for automatic washing machine. Fitted water softener.

Working surface with inset sink. uPVC double glazed windows to rear, solid oak panelled double door leading to rear garden. This area could be suitable for conversion to other uses, subject to all necessary consents being available.

Opening to:

LOW LEVEL STORAGE AREA

19' 8" approx. x 9' 8" approx. (5.99m x 2.95m) With 7' 2" approx. wide by 3' 4" approx. high roller shutter door to front, range of lighting.

FEATURE LANDSCAPED REAR GARDEN

The main area being L-shaped and extending to approximately 66' max. x 69' max. Slate paved sun terrace leading to L-shaped lawn with adjacent slate paved pathway leading to further slate paved terrace. Feature split level raised timber deck. Extensive range of ornamental lighting.

Agents Note:

There are some areas of the Lesser Foxholes development which are maintained by the Lesser Foxholes Management Co. These include the charming old rose garden. We are advised by the vendor that there is an annual charge payable which is currently in the region of £260.00



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

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Lesser Foxholes, Shoreham By Sea, BN43 5NT

Approximate Gross Internal Area = 200.4 sq m / 2157 sq ft
(Excluding Void / Including Garage)

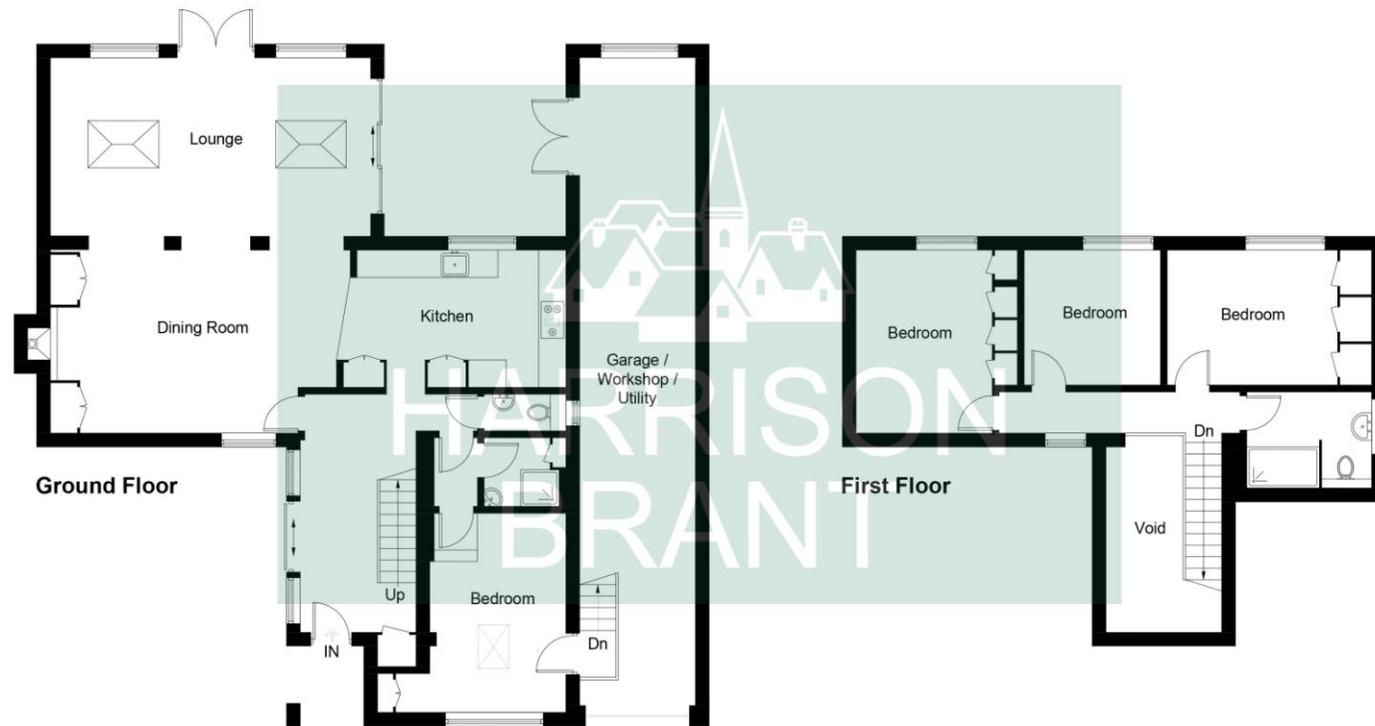


Illustration for identification purposes only,
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	78
EU Directive 2002/91/EC			

Reference:
RRN: 0909-2859-7215-9093-8215

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.

