



Havenside, Shoreham-By-Sea

Price
£800,000
 Freehold

- Shoreham Beach Location Moments From The Sea
- Semi-Detached House
- Ample Off Road Parking & Front Garden
- Upstairs Bedroom With South Facing Balcony With Sea Views
- Grey Cladding Used To Protect The House From The Marine Environment
- Five Bedrooms Two Bathrooms
- Detached Music Studio/Office Space With W/C
- Secluded Rear Garden With Decking Area For Seating
- Room To Further Extend STNPC
- Council Tax Band - E & EPC Rating - E

Welcome to this stunning beachside residence in the sought-after location of Havenside, Shoreham-By-Sea. This charming house offers a perfect blend of comfort and style, ideal for those looking for a peaceful coastal lifestyle.

As you step inside, you are greeted by a spacious entrance hall leading to a good size reception room, perfect for entertaining guests or relaxing with your family, with a separate kitchen to the rear of the property that offers an ideal space for cooking and entertaining. With five generously sized bedrooms and two bathrooms, there is ample space for everyone to enjoy.

One of the standout features of this property is the detached music studio/office space, providing a versatile area for work or creativity. Imagine the possibilities this space holds for your hobbies or professional pursuits.

Parking will never be an issue with the ample off-road parking available, ensuring convenience for you and your guests. Additionally, the potential to further extend the property offers an exciting opportunity to tailor the space to your specific needs and desires.

Don't miss out on the chance to own this beautiful semi-detached home, just seconds away from the picturesque Shoreham beach. Embrace the coastal lifestyle and make this property your own. Contact us today to arrange a viewing and start envisioning your future in this wonderful home.

T: 01903 331737 E: lancing@robertluff.co.uk
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Accommodation

Front Door

leading to:

Porch

Double glazed windows, internal door to:

Entrance Hall

Solid oak flooring, radiator, stairs to first floor, storage cupboard, doors leading to:

Lounge 20'02 x 13'00 (6.15m x 3.96m)

Oak wood flooring, double glazed window, double sliding doors to sun room, radiator

Bedroom 14'05 x 10'06 (4.39m x 3.20m)

Oak wood flooring, radiator, triple aspect double glazed windows,

Bedroom 9'04 x 8'11 (2.84m x 2.72m)

Oak wood flooring, double glazed window

Sun Room

Tiled floor, double glazed patio doors to garden

Kitchen 12'10 x 12'10 (3.91m x 3.91m)

Tiled floor, range of eye and base level cupboards with Italian granite roll top work surfaces, gas hob with extractor over, built in oven with microwave above, integrated washing machine, integrated dishwasher, inset sink and drainer, double glazed window, double glazed door to driveway.

Bathroom

Fully Tiled, bath with shower over, low level flush w/c, bidet, wash hand basin, heated towel rail, dual aspect double glazed windows, under floor heating

First Floor

Landing

Carpet, loft access to boarded loft space, doors to:

Bathroom 11'03 x 6'00 (3.43m x 1.83m)

Tiled floor, low level flush w/c, bidet, bath, two Velux windows, part tiled walls, under flooring heating

Bedroom 13'03 x 7'06 (4.04m x 2.29m)

Oak wood flooring, double glazed window, radiator

Bedroom 11'00 x 6'09 (3.35m x 2.06m)

Oak wood flooring, radiator, two Velux windows

Bedroom 9'7 x 14'9 (2.92m x 4.50m)

Oak wood flooring, double glazed patio doors to balcony with sea views

Outside

Studio Room 16'4' x 7'10' (4.98 x 2.4)

Currently arranged as a music studio, which is completely soundproofed and would work well as an outdoor office. Plenty of mains power and broadband connection installed. There is a toilet with hand basin and pipework has been put in place [behind the fridge freezer] to install a shower. There is a large loft inside the pitched roof.

Rear Garden

Mainly laid to lawn, side access, enclosed by fence, mature borders, Shed fitted with racks and a work bench with power and lighting.

Front

Dropped kerb laid to block paved driveway with space for 4 cars. There is a connection for an electric car charger on the drive hidden under the cladding which could easily be re-instated. There is also a lawn area and flower beds.



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Floorplan



Total area: approx. 164.4 sq. metres (1769.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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