



Price  
£750,000  
Freehold

## Victoria Road, Shoreham-By-Sea

- Victorian Family Home With Character Features Throughout
- Two Separate Reception Rooms
- Ideally Located With Easy Reach Of Shoreham High Street
- Catchment For Well Regarded Primary Schools
- EPC Rating - TBC
- Four Bedrooms With En-suite Master Bedroom
- Beautifully Landscaped Rear Garden Backing On To Allotments
- Extended Kitchen Family Room
- No Ongoing Chain
- Council Tax Band - D

Nestled on the charming Victoria Road in Shoreham-By-Sea, this exquisite Victorian house is a true gem waiting to be discovered. Steeped in history and character, this property boasts three reception rooms and four bedrooms, offering ample space for a family.

The Victorian age of this property shines through, adding a touch of elegance and sophistication to the home. The rear extension has created a spacious family room, perfect for gatherings and relaxation, whilst the two additional reception rooms are cozy and could be used for additional downstairs bedrooms office space or a space for the children. Imagine unwinding in the master bedroom, enjoying stunning views of the South Downs and the luxury of an en-suite bathroom.

Step outside to find a quaint and secluded garden, a peaceful retreat where you can escape the hustle and bustle of everyday life. The property's perfect location ensures easy access to Shoreham town centre, providing convenience and a vibrant community atmosphere.

Don't miss the opportunity to own a piece of history in this Victorian-era character property. Embrace the charm, space, and comfort this home has to offer - book a viewing today and let the magic of Victoria Road captivate you.

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## Accommodation

### Entrance Hall

Glazed front door with window over, decorative cornicing and corbels, dado rail, under-stairs cupboard, radiator.

### Living Room 13'4" x 12'1" (4.06m x 3.68m)

Double glazed bay window to front, decorative coving, alcove shelving & cupboards, stripped wooden flooring, radiator.

### Study/Dining Room/Bedroom Five 11'7" x 11'3" (3.53m x 3.43m)

Double glazed bay window to side, further double glazed window to rear, coving, alcove shelving, feature fireplace surround, radiator.

### Kitchen/Family Room 10'4" x 9'10" narrowing to 9' (3.15m x 3.00m narrowing to 2.74m)

Double glazed window to side. range of fitted wall & base level units, wood block work-surfaces incorporating single drainer one and a half bowl sink unit with mixer tap, space for range cooker, extractor hood, space and plumbing for washing machine, integrated fridge/freezer, metro tile splash-backs, oak floor, radiator, further double glazed windows and bi-fold doors into garden from the family room.

### First Floor Landing

Dado rail

### Bedroom Two 18'8" x 12' into bay (5.69m x 3.66m into bay)

Double glazed bay window and further double glazed window to front, coving, wardrobe cupboards, feature cast iron fireplace, radiator.

### Bedroom Three 10'5" x 10'1" (3.18m x 3.07m)

Double glazed window to rear, coving, wardrobes, feature cast iron fireplace.

### Bedroom Four 12'3" x 9'9" narrowing to 7'6" (3.73m x 2.97m narrowing to 2.29m)

Double glazed window to rear, radiator.

### Family Bathroom

Double glazed window to side. Fitted suite comprising: Tile enclosed bath with mixer tap and shower over, pedestal wash hand basin, close coupled WC, tiled floor, ladder radiator.

### Second Floor Landing

Double glazed window to rear with fantastic Westerly views to Lancing College.

### Master Bedroom 17'3" x 10'2" (5.26m x 3.10m)

Double glazed window to rear with fantastic views to Lancing College, downlighters, wardrobes, storage into eaves, radiator.

### En-Suite

Velux window to front. Shower enclosure, close coupled WC, vanity unit with inset wash hand basin and drawers under, downlighters, extractor fan.

### Outside

#### West Facing rear Garden

Beautifully landscaped rear garden with open aspect backing onto allotments. Deck, lawn, flowerbeds with various ornamental plants, shrubs and trees, wall and fence enclosed with side access via gate.

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# Floorplan



Total area: approx. 148.0 sq. metres (1593.0 sq. feet)

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

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.