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## Description

Robert Luff & Co are delighted to welcome to the market this beautifully extended and spacious five-bedroom family home. Offers an ideal blend of period character and modern versatility, perfectly positioned along the ever-popular Old Shoreham Road opposite The River Adur which lends itself to beautiful walks. With two reception rooms, a large garden room, and thoughtfully designed accommodation over three floors, this property provides the perfect setting for growing families seeking space, style, and convenience. This home is perfectly placed for access to Shoreham town centre, the beachfront, and South Downs countryside. Excellent transport connections include nearby Shoreham-by-Sea railway station, regular bus services, and easy access to the A27 for commuting to Brighton, Worthing, or beyond.

Local shops, cafés, and leisure facilities are all within easy reach, while the picturesque River Adur and Shoreham's thriving community offer a relaxed coastal lifestyle.

## Key Features

- STUNNING RIVER AND COUNTRYSIDE VIEWS
- TOTAL INTERNAL SPACE - 109SQM
- UTILITY ROOM & BEAUTIFUL FITTED KITCHEN
- FOUR/FIVE BEDROOMS
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- PRIVATE PARKING FOR TWO VEHICLES AT REAR & ACCESS TO CONNAUGHT AVENUE
- SUPERB ORANGERY OFFERING SECOND RECEPTION ROOM
- LOW MAINTENANCE GARDEN WITH OFFICE/WORKSHOP
- EXTENDED FAMILY HOME OFFERING VERSITILE LIVING SPACES
- SHORT WALK TO SHOREHAM TOWN CENTRE





### Entrance Porch

Double glazed window and door.

### Entrance Hall

Stained glass window and glazed door to front, wood effect flooring, coving, radiator.

### Utility Room

**2.97 x 1.83 (9'9" x 6'0")**

Wall mounted combination boiler, range of fitted wall and base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, space and plumbing for automatic washing machine.

### Living Room

**4.27 x 3.84 (4.26 x 3.83) (14'0" x 12'7")**

Double glazed window to front, feature fireplace surround, coving, wood effect flooring, radiator.

### Kitchen

**3.71 x 3.58 (12'2" x 11'9")**

High quality "Magnet" kitchen comprising: A range of fitted wall and base level units, fitted roll edged work surfaces incorporating single drainer sink unit with mixer tap, integrated dishwasher and pull out bin, "Belling" range cooker with splash-back and extractor hood over, coving, double glazed French doors to conservatory.

### Orangery

**4.67 x 4.39 (15'4" x 14'5")**

Double glazed windows and French doors to rear, wall light fittings, two radiators, wood effect flooring.

### First Floor Landing

Stairs from entrance hall, stairs rising to second floor.

### Bedroom One

**3.89 x 3.84 (3.88 x 3.83) (12'9" x 12'7")**

Double glazed window to rear, wardrobe, coving, radiator.

### Bedroom Two

**3.35 x 3.05 (11'0" x 10'0")**

Double glazed window to front with views over the River Adur and the South Downs, laminate flooring, coving, radiator.

### Nursery/Office

**2.44 x 1.55 (8'0" x 5'1")**

Double glazed window to front with views over the River Adur and South Downs, coving, radiator.

### Bathroom

Double glazed window to rear, fitted suite comprising: Jacuzzi bath with mixer tap, pedestal wash hand basin, low flush WC, ladder radiator, fully tiled walls.

### Second Floor Landing

Stairs from first floor.

### Bedroom Three

**3.48 x 3.18 (11'5" x 10'5")**

Coving, double glazed window to rear with roof-top views, downlighters, radiator.

### Bedroom Four

**3.20 x 2.26 (10'6" x 7'5")**

Double glazed Velux window to front offering stunning views over the River Adur and the South Downs, storage into eves, radiator.

**Shower Room**

Double glazed window to rear, shower enclosure, pedestal wash hand basin, low flush WC, ladder radiator, extractor fan.

**Outside****Rear Garden**

Patio, decking, artificial grass, fence enclosed with rear access via gate.

**Garden Office/Workshop**

**4.72 x 3.71 (15'6" x 12'2")**  
Timber construction. Windows, power, light and wall mounted electric heater.

**Parking**

Hardstanding for two vehicles. Accessed via Connaught Avenue.



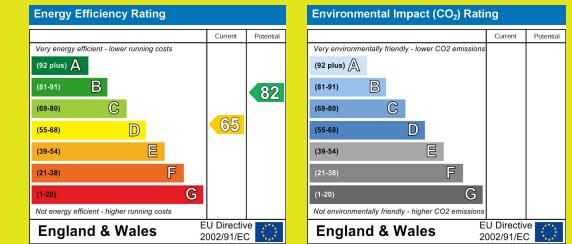


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## Floor Plan Old Shoreham Road



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