



**Hyman**  **Hill**  
Estate & Letting Agent

Haymakers, Old Shoreham Farm, The Street, Shoreham-by-Sea, BN43 5NJ

Offers in Excess of £695,000  
Freehold

 01273 454511

- Grade II listed converted barn converted 1984/85
- Four bedrooms
- Accommodation arranged over three floors
- 23' lounge/diner with Inglenook fireplace
- Ground floor WC
- Private driveway to double garage
- Superb setting in a highly desirable location
- No on-going chain



## INTRODUCTION

A rare opportunity has arisen to acquire this deceptively spacious four bedroom charming and character property, which forms part of the southern half of the grade II listed converted barn, set within a small development which was previously part of Old Shoreham Farm.

Sensitively converted in 1984/1985 to retain much of its historic character, the property has features and accommodation over three floors to include; spacious 23' lounge/diner with Inglenook style fireplace and log burner, fitted kitchen with breakfast room, ground floor WC, three first floor double bedrooms with en-suite shower room to the master and a family bathroom. To the second floor there is a large 17'9 bedroom, laundry room and eaves storage space. Externally there is a

delightful south easterly aspect rear garden and a private driveway leading to a double garage.

The property which is located in a highly desirable road being just 0.25 of a mile from the River Adur, providing scenic walks and views of Lancing College. Shoreham Town can be found within approximately 1 mile and provides a comprehensive range of shopping facilities, bars, restaurants, banks, post office, mainline railway station and bus services offering city and coastal routes.

## ENTRANCE HALL

Dual aspect via wooden front door with obscured glazed panel and matching side aspect window, wall mounted central heating thermostat control unit, stairs rising to first floor landing with storage cupboard under,

feature internal panel glazed arched window allowing borrowed light to enter from the lounge/diner, smoothed ceiling with timber beams, glazed double doors leading to lounge, door giving access to kitchen and door to:

## GROUND FLOOR WC

Obscured glazed window to side, low level flush WC, wall mounted wash hand basin with tiled splash-back, radiator.

## LOUNGE/DINER

23' 3" x 16' 0" (7.09m x 4.88m) Triple aspect via double glazed leaded light window to front, two matching windows to side and double glazed sliding patio doors to rear overlooking and leading to the delightful secluded south easterly aspect rear garden. Feature brick Inglenook fireplace with inset log burner and hood, two radiators, television point, serving hatch to kitchen, smoothed ceiling with timber beams.

## KITCHEN AREA

12' 4" x 9' 10" (3.76m x 3m) Matching range of wooden fronted base, drawer and wall mounted units with under unit illumination having contrasting roll edge work surfaces incorporating; inset one and a half bowl single drainer stainless steel sink unit with mixer tap, inset four ring stainless steel gas hob with extractor

unit above, built in 'Hotpoint' oven with storage cupboard below and space for microwave above, space and plumbing for washing machine and dishwasher, space for free standing upright fridge freezer, space for additional under counter appliance, floor standing boiler, radiator, tiled splash-backs, wood effect laminate flooring, smoothed ceiling with timber beams, opening leading through to:

## BREAKFAST AREA

7' 3" x 7' 0" (2.21m x 2.13m) Dual aspect via full height double glazed windows incorporating doors to side and rear overlooking and leading to the charming south easterly aspect rear garden, wall light point.

## FIRST FLOOR LANDING

Stairs rising to second floor landing, wall light point, smoothed ceiling with timber beams, doors giving access to:

## MASTER BEDROOM

15' 3" x 11' 0" (4.65m x 3.35m) Double glazed leaded light south easterly aspect window to rear, radiator, two recessed single wardrobes and one recessed double wardrobe, smoothed ceiling with timber beams, door to:







### **ENSUITE SHOWER ROOM**

Slit window to rear. Matching four piece suite with chrome fittings incorporating; tiled shower cubicle with glass screen and door housing wall mounted 'Mira' thermostatic control unit, and shower head, pedestal wash hand basin with mixer tap, low level WC, bidet, radiator, wall mounted shaver socket, part tiled walls.

### **BEDROOM THREE**

15' 0" x 9' 5" (4.57m x 2.87m) Double glazed leaded light window to front, radiator, recessed double wardrobe, two wall light points, smoothed ceiling with timber beams.

### **BEDROOM FOUR/STUDY**

11' 0" x 6' 2" (3.35m x 1.88m) Double glazed leaded light window to front, radiator, recessed double wardrobe and single shelved storage cupboard, smoothed ceiling with timber beams.

### **SPACIOUS FAMILY BATHROOM**

Double glazed leaded light window to rear. Four piece matching suite with chrome fittings incorporating; panel enclosed bath with mixer tap and wall mounted shower attachment over having additional wall mounted 'Mira' thermostatic shower control unit and shower head above, low level flush WC, wash hand basin with mixer tap, bidet, radiator, wall mounted shaver socket, part tiled walls.

### **SECOND FLOOR LANDING**

Loft hatch giving access to remaining roof void, door to eaves storage cupboard, doors to:

### **BEDROOM TWO**

17' 9" x 13' 1" (5.41m x 3.99m) Two double glazed south easterly aspect Velux windows to rear with fitted blinds and slit window to side, radiator, three under eaves access points providing storage.

### **LAUNDRY ROOM**

7' 4" x 5' 1" (2.24m x 1.55m) Space and power for tumble dryer, fitted shelving racks, water storage tanks.



### **SOUTH EASTERLY ASPECT REAR AGRDEN**

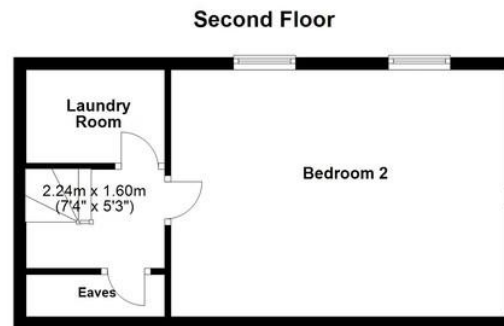
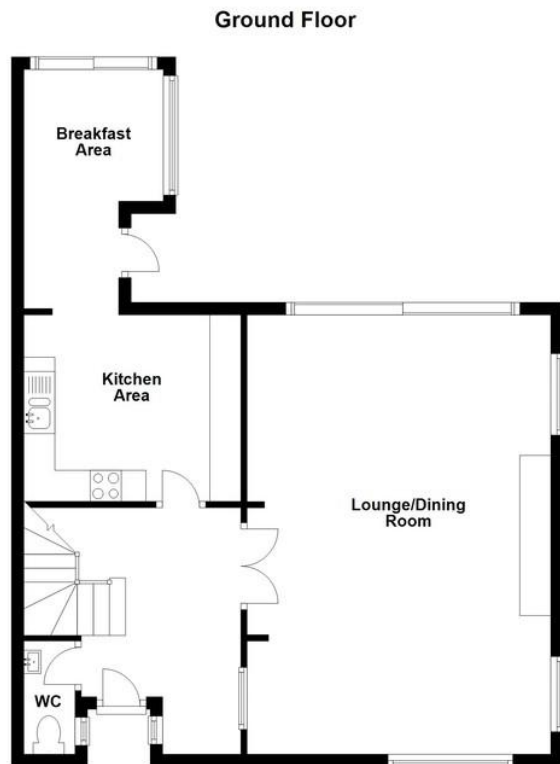
Offering a sunny and secluded south easterly aspect. Laid to patio and block paving for ease of maintenance with various well stocked established borders and two ponds. Wooden pergola with flower canopy. Enclosed by panel fencing with flint walling incorporating wrought iron gate giving access to the double garage and private driveway.

### **DOUBLE GARAGE & PARKING**

17' 0" x 15' 7" (5.18m x 4.75m) Approached via a private driveway. Up and over remote controlled door to front, leaded light window to rear and glazed door to side giving access to the rear garden, pitched tiled roof affording additional storage space. The parking area adjacent to the SW of the barn belongs to Haymakers. There are a line of bricks in the driveway which

separate the shared area and the private area which gives room for an additional couple of car spaces.





For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

### COUNCIL TAX BAND

Tax band F - £3,185.22 per annum  
(2023/2024)

### TENURE

Freehold

### LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

### DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.