



Hyman  **Hill**
Estate & Letting Agent

£845,000

Freehold

01273 454511

15 Beach Green, Shoreham Beach, BN43 5YG

- Detached family home
- Three double bedrooms
- 21ft lounge
- 19ft Kitchen dining room
- Ground floor cloakroom
- South facing rear garden
- Large garage
- Solar panels



ENTRANCE PORCH

Solid wood glazed door, window to side, doors to.

ENTRANCE HALL

Double glazed window with white wooden shutters, engineered wood flooring, stairs to first floor, large walk in cloaks cupboard, doors to.

LOUNGE DINER

21' 11" x 10' 10" (6.68m x 3.3m) Double glazed window to front, solid oak wooden flooring, fitted multi fuel fire, two radiators, double glazed patio doors leading onto the SOUTH FACING REAR GARDEN,

KITCHEN DINING ROOM

19' 6" x 10' 7" (5.94m x 3.23m) Double glazed window looking out over the south facing rear garden with



matching wall with under dimmer lighting, base and drawer units, oak work tops with fitted single drainer sink, fitted 4 ring induction hob, oven under and extractor fan above, spaces for fridge and freezer, space for dishwasher, radiator, double glazed doors leading onto the rear garden, wooden flooring.

BEDROOM 3

12' 8" x 7' 8" (3.86m x 2.34m) Double glazed window to front with white wooden shutters, radiator.

GROUND FLOOR CLOAKROOM

Glazed window, low level WC, wall mounted wash hand basin with tiled splash back, heated towel rail.



LANDING

Double glazed window to front with white wooden shutters, hatch to loft space, large cupboard, doors to.

BEDROOM 1

16' 8" x 11' 1" (5.08m x 3.38m) Double glazed window, two velux windows, radiator, eaves storage space.

BEDROOM 2

14' 6" x 8' (4.42m x 2.44m) Double glazed window, two velux windows, radiator, eaves cupboard.

BATHROOM

Double glazed window with white wooden shutters, panelled bath with shower attachment, low level WC, wash hand basin, shower cubicle, heated towel rail, cupboard having space for washing machine and fitted boiler.

SOUTH FACING REAR GARDEN

Very well presented rear garden with laid lawn, decking seating area, vegetable patch, shed, access to side and garage.

LARGE GARAGE

Front wooden door, access to the rear garden, shelving.

NB

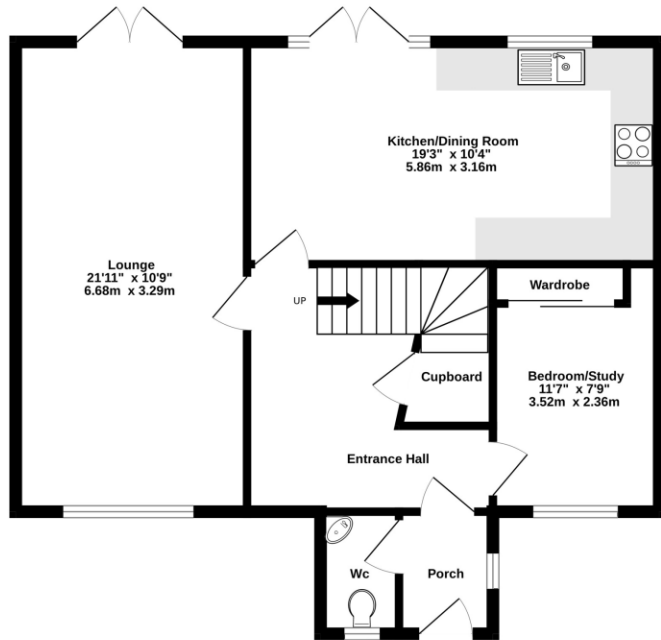
The seller has informed us last year they had an income of £1600 from their solar panels.



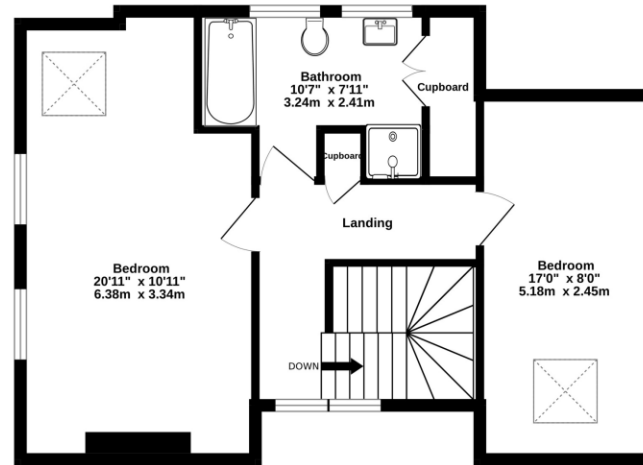




Ground Floor
703 sq.ft. (65.3 sq.m.) approx.



1st Floor
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

COUNCIL TAX BAND

Tax band D - £2,205.15 per annum
(2023/2024)

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

10 Buckingham Road
Shoreham-By-Sea
West Sussex
BN43 5UA

T: 01273 454511

E: shoreham@hymanhill.co.uk

W: www.hymanhill.co.uk

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.