



Hyman  **Hill**
Estate & Letting Agent

£525,000

Freehold

☎ 01273 454511

226 Upper Shoreham Road, Shoreham, BN43 6BG

- Extended family home
- Three double bedrooms
- Modern kitchen diner
- Separate lounge
- Bathroom plus Shower room
- GF cloakroom
- Good sized rear garden
- Off road parking & Garage



ENTRANCE HALL

Double glazed front door with double glazed window to side, radiator, stairs to first floor with under stairs storage cupboard, Moduleo wood effect flooring, doors leading into.

LOUNGE

17' 3" x 12' 1" (5.26m x 3.68m) Double glazed bay fronted window, radiator, Moduleo wood effect flooring, internal bi folding doors leading to

KITCHEN DINING ROOM

19' 1" x 14' 1" (5.82m x 4.29m) Double glazed bi fold doors leading to the rear garden, roll edge worktops with fitted single drainer sink, 4 ring electric hob having oven below and extractor fan above, integrated dishwasher, white high gloss base units and pan

drawers, Moduleo wood effect flooring, double glazed window to side, door leading to.

CLOAKROOM

Double glazed window to side, low level WC, pedestal wash hand basin, spaces for washing machine and tumble dryer.

FIRST FLOOR LANDING

Double glazed window to front, stairs leading to second floor, radiator, doors to

BEDROOM 2

14' 1" x 11' (4.29m x 3.35m) Bay double glazed window to front, radiator.

BEDROOM 3

11' 11" x 9' 8" (3.63m x 2.95m) Double glazed window to rear, radiator, fitted wardrobes.

BATHROOM

Double glazed window to rear, low level WC, pedestal wash hand basin, panelled bath fitted shower unit, heated towel rail.

SECOND FLOOR LANDING

Double glazed window, doors to.

BEDROOM 1

17' 4" x 10' 8" (5.28m x 3.25m) Double glazed window to rear, radiator, two velux windows to front offering distant sea views, fitted wardrobe, eves storage cupboards.

SHOWER ROOM

Double glazed window to rear and having modern refitted suite comprising of WC, vanity wash hand basin, walk in shower, heated towel rail.

REAR GARDEN

Patio seating area leading to laid lawn with rear seating decking area, side access to the driveway and garage.

OFF ROAD PARKING FOR SEVERAL CARS

Block paved drive with shared drive to.

GARAGE













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Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band D: £2,420.25 per annum
(2025/2026)

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 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.