



Hyman  **Hill**
Estate & Letting Agent

Offers in Excess of £800,000
Freehold

 01273 454511

378 Upper Shoreham Road, Shoreham-by-Sea, BN43 5ND

- Impressive & immaculate detached chalet
- Potential annexe accommodation
- Four good sized bedrooms
- En suite bath/shower room
- Spacious lounge with log burner
- Garage/office/games room
- Heated swimming pool
- Sought after corner position



Hyman Hill are delighted to offer for sale this STUNNING FOUR BEDROOM detached chalet with potential for a self contained ANNEXE subject to planning. The accommodation includes a good sized lounge with log burner, CONSERVATORY, heated swimming pool, large insulated garage currently used as an OFFICE / GAMES ROOM, off road parking for several vehicles, heating and cooling air con / heat pump units. Viewing is a must.

ENTRANCE HALL

Double glazed front door with double glazed windows to either side, oak fitted flooring, two radiators, doors giving access to:

LOUNGE

17' 1" x 13' 11" (5.21m x 4.24m) Dual aspect double glazed windows overlooking the front garden, fitted feature log burner with granite base, continuation of oak fitted flooring.

KITCHEN

14' 7" x 9' 10" (4.44m x 3m) Double glazed window to front. Matching range of base, drawer and wall mounted units having contrasting feature granite worksurfaces with matching upstands incorporating; undermounted stainless steel sink unit with mixer tap, fitted 5 ring range cooker having fitted double width stainless steel chimney hood extractor unit over, integrated 'Neff' microwave, fitted American style fridge freezer, integrated dishwasher, ceiling inset heating and cooling air con/heat pump unit, tiled flooring, door

giving access to the utility room, double glazed French doors leading to:

CONSERVATORY

14' 5" x 12' 1" (4.39m x 3.68m) Double glazed triple aspect windows incorporating double glazed French doors to side providing access to the rear garden, wall mounted heating and cooling air con / heat pump unit, tiled flooring.

BEDROOM 1

13' 1" x 10' 10" (3.99m x 3.3m) Double glazed window to rear, radiator, door leading to:

EN SUITE

12' 9" x 5' 10" (3.89m x 1.78m) Obscured double glazed window to rear and feature skylight. Contemporary white suite with chrome fittings incorporating; panel enclosed double ended feature Jacuzzi bath with mixer tap having wall mounted shower thermostat and hose above. Fitted wood effect storage/combination unit having low level WC with concealed cistern and wash hand basin with mixer tap. Corner fitted shower cubicle with curved glass doors housing shower unit, wall mounted chrome heated ladder towel rail/radiator, tiled walls, tiled flooring.

BEDROOM 2

16' 4" narrowing to 9' 11" x 9' 10" (4.98m x 3m) Double glazed window to front, radiator.

BEDROOM 3

10' 1" x 8' 10" (3.07m x 2.69m) Double glazed window to rear, radiator.

SHOWER ROOM

Obscured double glazed window to rear. White suite with chrome fittings incorporating; shower cubicle with glass screen and door, vanity wash hand basin, low level WC with concealed cistern, vanity wash hand basin with mixer tap, fitted storage units, wall mounted heated ladder towel rail/radiator, tiled walls.

POTENTIAL ANNEX AREA

UTILITY ROOM

17' 2" x 5' 3" (5.23m x 1.6m) Could potentially be used as a kitchenette in combination with the adjacent

integrated double garage/office/potential annex accommodation. Dual aspect via double glazed window to front and double glazed door to rear giving access to the garden and private driveway. Matching wood effect base units with feature granite work surface and matching upstand above with undermounted stainless steel sink unit and mixer tap, space and plumbing for washing machine space for tumble drier, stairs rising to bedroom four, tiled flooring, door giving access to:

GARAGE / OFFICE / LIVING ROOM / GAMES ROOM

17' 9" x 17' 5" (5.41m x 5.31m) Electric double roller garage door to rear, double glazed window to front, radiator, wall mounted central heating gas boiler.







BEDROOM 4

23' 3" x 10' 7" max (7.11m x 3.24m) Dual aspect via double glazed window to front and double glazed 'Velux' window to rear, radiator, radiator, heating and cooling air conditioning heat pump unit, door leading to:

DRESSING ROOM

Double glazed 'Velux' window to rear, vanity wash hand basin, low level WC, radiator, door leading to:

LARGE LOFT

Boarded with power.



REAR GARDEN

Feature sunken heated swimming pool with paved surround. Obscured double glazed door giving access to the pool house housing swimming pool pump, vanity wash hand basin and low level WC. Access to side storage area. Enclosed by brick walling with established palm tree and shrub borders. Wooden gate giving side access to private driveway.

PARKING AREA

Block paved parking area affording off road parking for several vehicles. Gate giving access to rear garden.

FRONT GARDEN

Mainly laid to lawn with palm tress, log shed, gate to front and shrub borders.









COUNCIL TAX BAND

Tax band E - £2,958.08 per annum
(2025/2026)

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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.