



Hyman  **Hill**
Estate & Letting Agent

Offer In Excess Of £600,000

Freehold

 01273 454511

5 Upper Kingston Lane, Shoreham-by-Sea, BN43 6TG

- Five bedrooms
- Through lounge diner
- 14ft kitchen
- Breakfast room
- Office room
- Bathroom plus shower room
- Garage with additional parking
- Shoreham Academy catchment



ENTRANCE HALL

Front door leading into the entrance hall with wooden flooring, stairs to first floor, fitted cupboard, radiator, doors leading into.

LOUNGE/DINER

26' 5" x 11' 4" (8.05m x 3.45m) Double glazed leaded light window to front, fireplace with fitted log burner, wooden flooring, radiator.

BREAKFAST ROOM

11' 2" x 9' 4" (3.4m x 2.84m) Window to side, radiator, tiled floor, storage cupboard, archway to.



KITCHEN

14' 5" x 11' 8" (4.39m x 3.56m) Double glazed window to rear having single sink below with mixer tap, roll edge work tops having base and drawer units under, fitted AGA, tiled flooring, double glazed door to rear garden, door to.

UTILITY ROOM

Window to side, roll edge work top with space for washing machine below, wall mounted boiler, door to.

CLOAKROOM

Window to rear, low level WC, wall mounted wash hand basin, radiator.



LANDING

Fitted cupboard, radiator, stairs to second floor, doors to.

BEDROOM 1

14' 6" x 11' 3" (4.42m x 3.43m) Bay double glazed leaded light window, radiator.

BEDROOM 2

11' 7" x 7' 2" (3.53m x 2.18m) Window to side, radiator, cupboard.

BEDROOM 3

11' 9" x 9' 4" (3.58m x 2.84m) Window to rear, radiator.

BEDROOM 4

8' 5" x 7' 8" (2.57m x 2.34m) Window to side, radiator.

BEDROOM 5

8' x 5' (2.44m x 1.52m) Double glazed leaded light window to front, radiator, fitted cupboard.

BATHROOM

Window to side, white suite comprising of low level WC, pedestal wash hand basin, panelled bath with telephone style attachment, heated towel rail.

SHOWER ROOM

Window to side, low level WC, enclosed corner shower cubicle, vanity wash hand basin, heated towel rail.

SECOND FLOOR OFFICE ROOM

21' 9" x 9' 10" (6.63m x 3m) Velux windows.

REAR GARDEN

Patio area leading onto laid lawn with side access.

FRONT GARDEN

Offering parking space and flower borders.

GARAGE

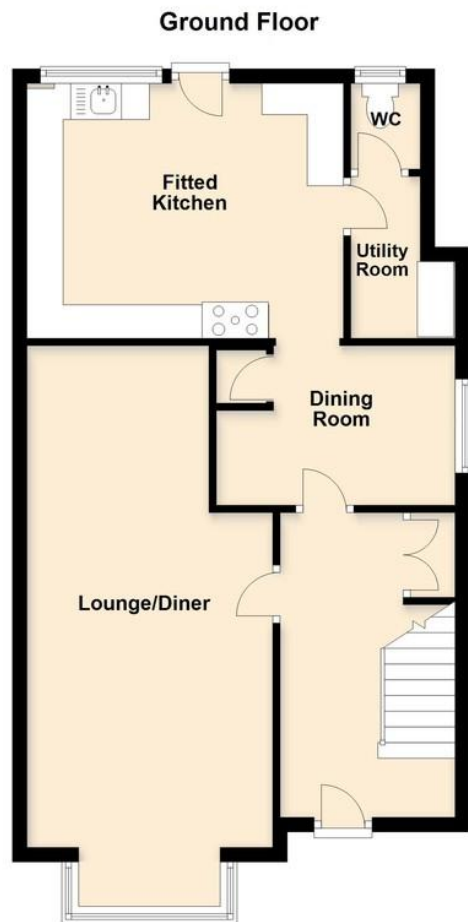
With workshop area to rear.







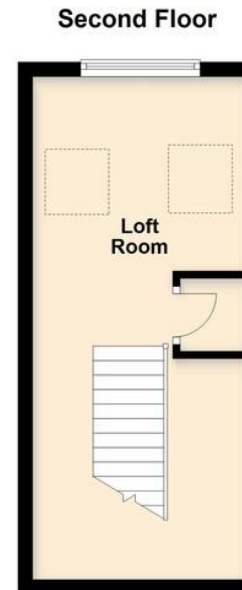




Ground Floor



First Floor



Second Floor

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Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 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.