



Estate & Letting

Agent

£450,000 Offers In Excess Of  
Freehold

☎ 01273 454511

62 St Julians Lane, Shoreham-by-Sea, BN43 6EH

- Extended family home
- Three bedrooms
- 17 Kitchen
- Lounge diner
- Conservatory
- GF cloakroom
- Garage with additional parking
- Shoreham Academy catchment





### ENTRANCE HALL

Double glazed front door, radiator, stairs to first floor and doors to.

### LOUNGE

16' 5" x 13' 3" (5m x 4.04m) Mock Georgian double glazed style window to front, bespoke wall mounted cabinet with space for TV, storage cupboards and hidden lighting, radiator, opening to

### DINING ROOM

10' x 9' 11" (3.05m x 3.02m) Double glazed doors to rear garden, radiator, large cupboard and door to.



### KITCHEN

17' 11" x 8' 2" (5.46m x 2.49m) Double glazed window to rear with single drainer 1 1/2 bowl sink below, matching wood wall, base and drawer units, roll edge worktops with fitted 4 ring gas hob, double oven, wine rack, integrated dishwasher, space for washing machine, double glazed door to.

### CONSERVATORY

14' 9" x 9' 10" (4.5m x 3m) Double glazed windows, double glazed doors to rear garden, radiator.

### CLOAKROOM

Double glazed window, low level WC, radiator.



### LANDING

Hatch to loft space and doors to.

### BEDROOM 1

14' 10" x 9' 11" (4.52m x 3.02m) Mock Georgian style double glazed window to front, radiator, fitted wardrobes.

### BEDROOM 2

17' 5" x 10' 1" (5.31m x 3.07m) Double glazed window to rear, radiator, fitted wardrobe.

### BEDROOM 3

8' 7" x 6' 6" (2.62m x 1.98m) Double glazed window to front, radiator, fitted cupboard.

## **BATHROOM**

White suite comprising of panelled bath with shower over head, low level WC, pedestal wash hand basin, heated towel rail.

## **REAR GARDEN**

With composite decking leading onto artificial grass area, gate to.

## **OFF ROAD PARKING SPACE**

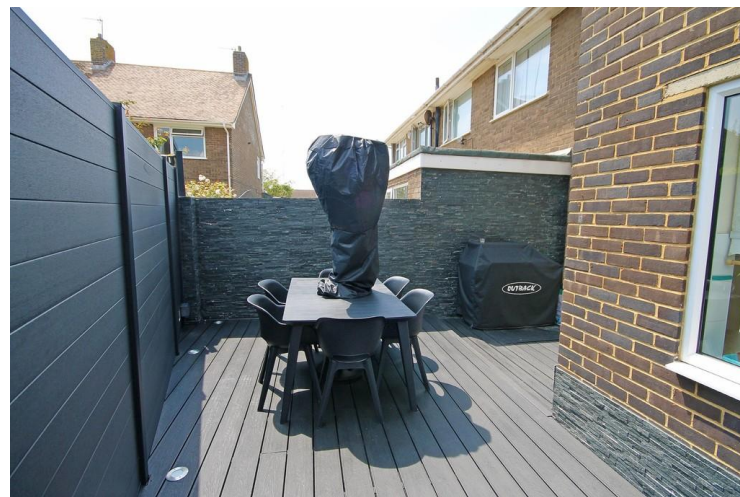
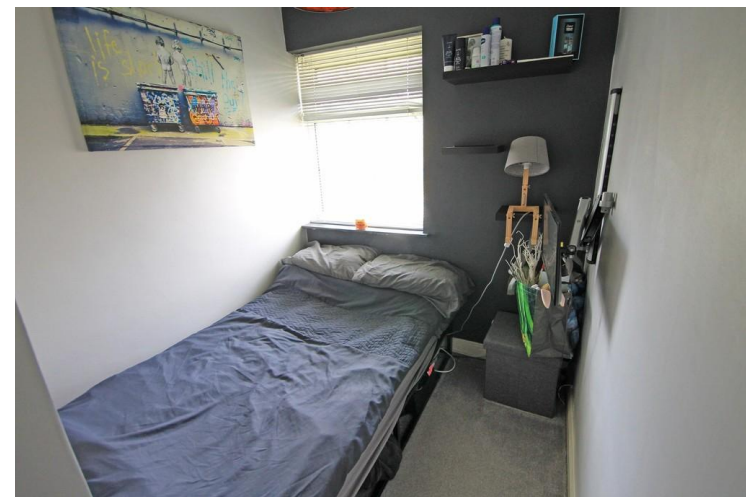
Off road parking space.

## **GARAGE**

Garage in compound at rear of property.













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#### COUNCIL TAX BAND

Tax band D

#### TENURE

Freehold

#### LOCAL AUTHORITY

Adur District Council

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#### OFFICE

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

**T:** 01273 454511

**E:** [shoreham@hymanhill.co.uk](mailto:shoreham@hymanhill.co.uk)

**W:** [www.hymanhill.co.uk](http://www.hymanhill.co.uk)

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#### 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.