



36 Mill Hill
Shoreham-By-Sea, BN43 5TH

Offers in the region of £1,250,000

Discover the perfect blend of modern comfort and elegance in this 5-bedroom detached home, covering 2987 square feet. This property offers stunning downland views, a heated swimming pool, and a private self-contained annexe.

Upon entering, you'll find a welcoming atmosphere. The spacious entrance hall with custom fitted wardrobes leads to a cosy front sitting room, featuring fitted shutters and tiled flooring, ideal for relaxation or intimate gatherings.

The main living area includes an open-plan kitchen/lounge/family room, designed for both cooking and entertaining. The kitchen features a large central island, quartz countertops, and high-end appliances. The lounge area includes a media wall and full-height bi-folding doors, opening to the outdoor area. A large utility room adjacent to the kitchen adds extra storage and convenience.

On the first floor, the principal bedroom includes a walk-in wardrobe, an en-suite shower room, and scenic field views. Two additional bedrooms, one with an en-suite, and a family bathroom provide ample space for family and guests.

The top floor features two more double bedrooms with panoramic views of the downlands and the river Adur. A luxury shower room completes this level.

Outside, the landscaped rear garden includes a patio area, heated swimming pool, and artificial grass, perfect for outdoor relaxation and dining. At the garden's end, the self-contained annexe offers versatile additional space.

The front of the house features a large private driveway and a converted garage for storage.

Located opposite open fields, this home combines tranquillity with convenience, close to Shoreham's amenities and the cultural attractions of Brighton and Worthing. Enjoy beach strolls or explore the countryside while experiencing a luxurious lifestyle.

- Large Modern Detached House
- Separate Utility Room
- Heated Swimming Pool
- Fantastic Countryside Views
- Self Contained 2 Bedroom Annexe
- 25ft x 22ft Kitchen/Family Room
- Front Sitting Room
- Large Level rear Garden
- Five Double Bedrooms
- Large Private Driveway

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MILL HILL
Approximate Gross Internal Area = 276.74 sq m / 2978.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

