



83 Buckingham Road | Shoreham-by-Sea | West Sussex | BN43 5UD

Offers In Excess Of **£900,000**





We are delighted to offer for sale this imposing five bedroom, two reception room detached house positioned on this generous sized plot within a short walk to Buckingham Park



Key features:

- Good School Catchment Area
- In Need Of Complete Renovation Throughout
- Double Garage With Power And Lighting
- Vacant Possession
- Scope For Improvement
- Two Reception Rooms
- Original Features Throughout
- Generous South West Gardens
- Separate Utility Room
- Inspection Is A Must

 5 Bedrooms

 1 Bathroom

 2 Living Rooms

Conveniently situated within minutes of Shoreham mainline railway station and the Town Centre with its comprehensive shopping facilities, health centre and library which are all just a short walk away. There is a footbridge at the end of East Street over the River Adur to Shoreham Beach, and pleasant walks and rides nearby over the South Down or up the Adur Valley.

Solid wood front door leading to:- **ENTRANCE HALL** Comprising stripped wooden flooring, feature stained glass windows, radiator, picture rails, understairs cupboard housing gas and electric meters.

GROUND FLOOR WC Comprising double glazed window, low flush wc, wash hand basin.

LOUNGE 18'0" x 17'6" (5.49m x 5.33m) West aspect. Comprising feature stained glass windows, further double glazed windows, three radiators, picture rails, brick built open fireplace, double glazed door out to rear garden.

DINING ROOM 17'6" x 11'9" (5.33m x 3.58m) Comprising double glazed leaded light bay window, radiator, picture rails, large recessed cupboard with glass doors.

KITCHEN 12'10" x 12'0" (3.91m x 3.66m) Comprising double glazed windows to side, work surface with cupboards below and matching range of eye level units, inset stainless steel double drainer sink unit with mixer tap, larder cupboard, separate dresser, flooring standing central heating boiler.

UTILITY ROOM 9'0" x 8'7" (2.74m x 2.62m) Comprising inset stainless steel single drainer sink unit with cupboard below, space and plumbing for washing machine, larder cupboard, door to side access, door to double garage.

GROUND FLOOR BEDROOM/OFFICE 12'9" x 8'5" (3.89m x 2.57m) Comprising double glazed window to side, radiator, picture rail, wash hand basin.

FIRST FLOOR LANDING Comprising stripped wooden flooring, feature stained glass window, double glazed window to side, storage cupboards.

BEDROOM ONE 22'0" x 13'0" (6.71m x 3.96m) Comprising double glazed bay window to rear overlooking garden, double glazed window to side accessing flat roof, storage cupboard housing immersion heater, two radiators.

BEDROOM TWO 17'5" x 11'0" (5.31m x 3.35m) Comprising double glazed leaded light bay window, picture rail, sink unit, two radiators.

BEDROOM THREE 12'0" x 9'6" (3.66m x 2.9m) Comprising double glazed windows to side and rear, radiator.

BEDROOM FOUR 11'0" x 8'8" (3.35m x 2.64m) Comprising double glazed leaded light window to front, picture rail, sink unit, picture rail, radiator.

BATHROOM Comprising double glazed window to rear, panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin, tiled splash-backs, radiator.

SEPARATE WC Comprising double glazed window to side, low level flush wc, hand wash basin, electric heater.

SECOND FLOOR LANDING Comprising door to loft space with light.

BEDROOM FIVE 15'4" x 12'2" (4.67m x 3.71m) Comprising double glazed window, single glazed window to side, wardrobe, storage into eaves, sink unit.

PRIVATE DRIVEWAY With double gates leading through to garage.

DOUBLE GARAGE 17'3" x 19'10" (5.26m x 6.05m) Comprising up and over door, inspection pit, power & light, internal door to from utility room.

CONSERVATORY 14'6" x 8'0" (4.42m x 2.44m) Comprising tiled flooring, double glazed windows to rear and sides, double glazed door.

FEATURE WEST FACING REAR GARDEN Being mainly laid to lawn having various mature trees, plants and shrubs, being wall and hedge enclosed.

SOUTH ASPECT SIDE GARDEN Being laid to lawn with shrubs.

FRONT GARDEN Having gate with pathway to front door, being laid to lawn with various mature trees, plants and shrubs.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
 2422.71 ft²
 225.08 m²

Reduced headroom
 51.57 ft²
 4.79 m²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor Area: 2,196 sq ft (204 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band G

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

