



Lesser Foxholes | Shoreham by Sea | BN43 5NT
Offers Over **£650,000**





We are delighted to offer for sale this imposing four bedroom detached house situated on this generous size corner plot in this desirable location.



Key Features

- Versatile Accommodation
- River Walks Close By
- Two Bathrooms
- Double Garage/Workshop
- Garden To Three Sides
- Off Road Parking
- Scope To Extend And Improve (Stnpc)
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Ground Floor Shower Room



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

EXPOSED PORCH Door to:-

SPACIOUS ENTRANCE HALL Comprising pvcu double glazed window, radiator, tiled flooring, understairs storage cupboard.

GROUND FLOOR SHOWER ROOM Comprising shower cubicle being fully tiled having an integrated Aqualisa shower with shower attachment, built in cupboard, low flush wc, hand wash basin with vanity unit below, tiled flooring, wall mounted heated towel rail, extractor fan, part tiled walls, wall mounted light with shaver point.

OPEN PLAN DOUBLE ASPECT LOUNGE/DINING ROOM South/West and North/West aspect. Comprising two large pvcu double glazed window, pvcu double glazed double doors leading out onto good size rear garden, fireplace with stone hearth, two radiators, wood block flooring, coving, wall mounted heating control panel, three wall mounted lights. Sliding door through to:-

DOUBLE ASPECT KITCHEN/BREAKFAST ROOM North/East & North/West aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset four ring gas hob with oven below having an extractor fan over, inset stainless steel single drainer sink unit with mixer tap, part tiled splashbacks, provision for dishwasher, space fridge/freezer, radiator, tiled flooring, part tiled walls.

GROUND FLOOR BEDROOM THREE South/East aspect. Comprising pvcu double glazed window with fitted blind, radiator, coving.

GROUND FLOOR BEDROOM FOUR South/East aspect. Comprising pvcu double glazed window with fitted blind, radiator, coving, shelving.

FIRST FLOOR LANDING

Comprising loft hatch access, walk in airing cupboard housing factory lagged hot water cylinder with slatted shelving.

BEDROOM ONE North/West aspect benefitting from distant downland views and views towards Lancing college. Comprising pvcu double glazed window, two large eaves storage cupboards, built in wardrobes with hanging rail and shelving, two wall mounted lights.

BEDROOM TWO South/East aspect. Comprising pvcu double glazed window, radiator, eaves storage cupboard, built in wardrobe with hanging rail and shelving, recessed storage space with shelving.

MODERN BATHROOM North/East aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with shower attachment over, low flush wc, hand wash basin with vanity unit below, wall mounted heated towel rail, fully tiled walls.

EXTERNAL

FRONT GARDEN Gardens to three sides, being South/East, South/West and North/West large lawned area onto further large lawned area having various mature shrub tree and plant borders being privet enclosed, gate to side access.

ENCLOSED REAR GARDEN North/West and South/West aspect, large paved area onto large lawned area having various mature shrub tree and plant borders, two gates to either side access, outside tap.

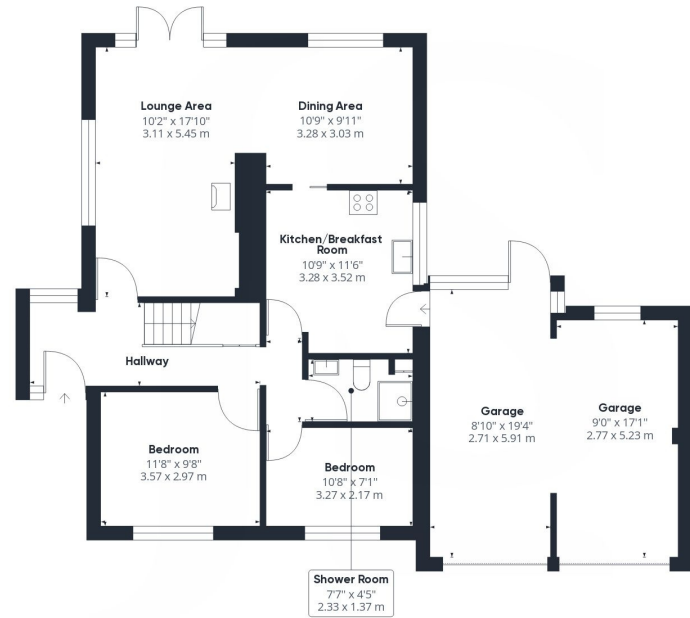
INTEGRAL DOUBLE GARAGE/WORKSHOP Benefitting from power and lighting, having two up and over doors, further door leading out onto rear garden, two pvcu double glazed windows, further window.

LOCATION

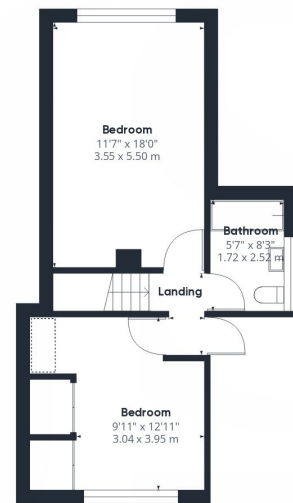
Ideally situated in this highly desirable residential area of "Old Shoreham", this unique property combines open plan living with stunning views over the River Adur and Lancing College. The centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station is just over 1 mile away, and pleasant downland and River walks are close to hand. There are excellent Primary and Secondary schools within a mile or two.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor 0



Floor 1



Approximate total area⁽¹⁾
 1563.29 ft²
 145.23 m²

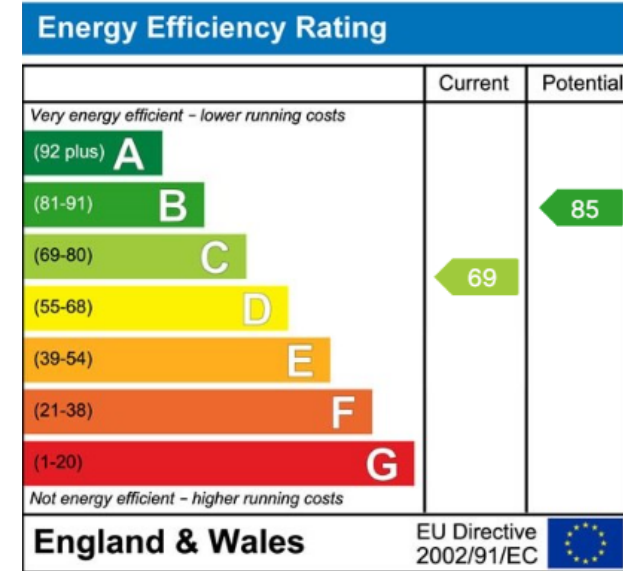
Reduced headroom
 7.94 ft²
 0.74 m²

(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.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 1302sqft)

Tenure: Freehold

Council tax band: F

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.