



Downside | Shoreham by Sea | BN43 6HB
Offers Over **£600,000**



We are delighted to offer for sale this extremely well presented and extended three double bedroom semi detached family home being finished to an extremely high specification throughout.



Key Features

- Extended Semi Detached Family Home
- Three Double Bedrooms With Potential For A Fourth
- Spacious Open Plan Family Room/Kitchen
- Separate Utility Room
- Separate Dining Room
- Pleasant Views Directly Over Buckingham Park & Towards The Sea
- Secluded Landscaped Rear Garden
- Garage
- Situated In The Sought After North Shoreham Area/Catchment
- Potential Ensuite Shower Room



3 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Part glazed front door through to:-

ENTRANCE HALL Comprising Karndean flooring, radiator, single light fitting, smoke detector, wall mounted heating control panel.

GROUND FLOOR BEDROOM THREE South aspect. Comprising carpeted flooring, pvcu double glazed bay window with feature window seat, single ceiling light fitting.

BATHROOM Comprising natural Limestone tiled flooring, fully tiled walls, obscure glass pvcu double glazed window, low flush wc with hidden cistern, panel enclosed bath with integrated shower having rainforest fall shower head and additional shower attachment, wall hung hand wash basin with mixer tap, contemporary upright radiator, extractor fan, spotlights, coving.

DINING ROOM South aspect. Comprising herringbone parquet flooring, pvcu double glazed bay window, recessed cupboards and shelving, feature electric fireplace with flame effect and changing LED coloured lighting, spotlights.

OPEN PLAN FAMILY ROOM/KITCHEN

North aspect. Comprising engineered hardwood flooring throughout, spotlights, smoke detector, radiator, stairs to first floor, understairs storage cupboards.

Kitchen area: Comprising pvcu double glazed window, newly fitted Howdens kitchen (2022), large feature island with Quartz marble work surfaces, inset electric induction hob with built in extractor fan, breakfast bar with seating for five having numerous storage cupboards below. Matching set of floor to ceiling units with push latch feature, two eye level Bosch ovens and integrated Bosch dishwasher, space for American style fridge/freezer, inset one and a half bowl butler sink with single drainer, mixer tap with boiling hot water facility, fitted larder cupboard benefitting from lighting, shelving and power point.

Lounge Area: Comprising bi-folding doors leading out to patio area and rear garden, two contemporary upstanding radiators, feature skylight, television point.

STORAGE/UTILITY ROOM Comprising engineered hardwood flooring, worktop with space and provision for washing machine/dryer under.

FIRST FLOOR LANDING Comprising velux window, feature glass internal window, smoke detector.

MASTER BEDROOM ONE North aspect. Comprising carpeted flooring, pvcu double glazed windows with white wood plantation shutters and French doors to Juliette balcony having views overlooking the rear garden, single ceiling light fitting, hatch to loft space, door through to:-

POTENTIAL ENSUITE South aspect. (Being partially fitted). Comprising tiled flooring, velux window, hand wash basin with vanity unit below, low flush wc with hidden cistern, plumbing in place for a shower, extractor fan, single ceiling light fitting.

BEDROOM TWO South aspect. Comprising carpeted flooring, double glazed velux window with views directly over Buckingham Park and also with distant Sea views, access to eaves storage cupboards, single ceiling light fitting.

EXTERNAL

FRONT GARDEN Shared driveway to Garage

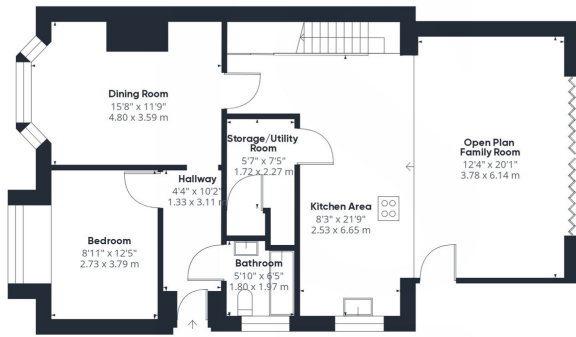
GARAGE With up and over door, gate to rear garden, window.

SECLUDED LANDSCAPED REAR GARDEN Side access via steps to patio area, split level mature landscaped garden with steps to lower and upper levels, laid to lawn, various shrub, bush and flower borders, door to garage, fence and wall enclosed.

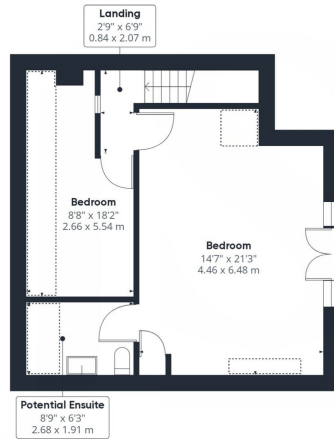
LOCATION

Conveniently situated on gently rising ground on the southern slopes of the South Downs overlooking Buckingham Park. The centre of Shoreham is just under 1 mile distant with its comprehensive shopping facilities, bars, restaurants, health centre, library and mainline railway station is within easy reach with direct routes to Brighton & London Victoria.





Floor 0



Floor 1



Approximate total area⁽¹⁾
1493.92 ft²
138.79 m²

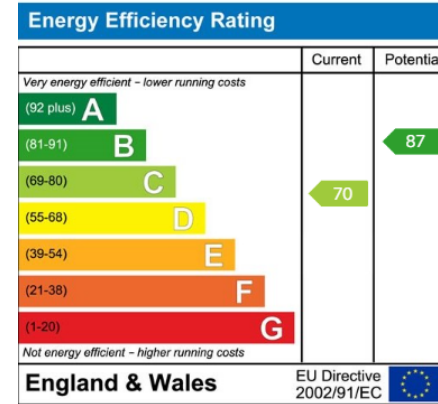
Reduced headroom
81.55 ft²
7.58 m²

(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 (quoted by floorplan) 1485sqft

Tenure: Freehold

Council tax band: D

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.