



Buckingham Road | Shoreham by Sea | BN43 5UD
Guide Price **£1,200,000**

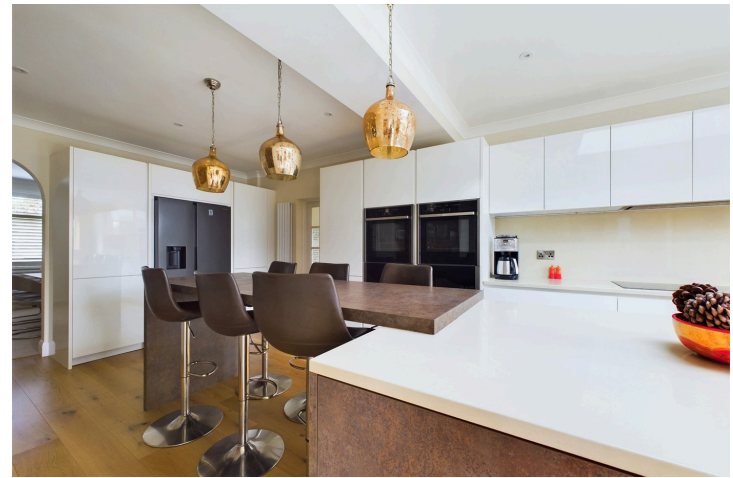




We are delighted to offer for sale this extended and beautifully presented three/four bedroom detached house situated in this extremely desirable location.



A home of style & sophistication





Property details: Buckingham Road | Shoreham by Sea | BN43 5UD

Key Features

- Separate Utility Room
- Integral Garage With Power And Lighting
- Garden Room/Office
- Open Plan Lounge Dining Room
- Modern Open Plan Kitchen/Dining Room
- Office
- Separate Reception Room/Bedroom Four
- Ground Floor Cloakroom
- Breath Taking Landscaped Rear Garden
- Close To Shoreham Town Centre And Railway Station



4 Bedrooms



2 Bathrooms



2 Reception Rooms



**Beautifully Presented
Throughout**

INTERNAL

Pvcu double glazed door and smoked glass windows, through to:-

SPACIOUS ENTRANCE HALL Comprising solid oak wood flooring, feature dado rail, coving, ceiling rose, radiator, wall mounted heating control panel, understairs storage cupboard, wall mounted alarm system.

GROUND FLOOR CLOAKROOM Comprising low flush wc, contemporary hand wash basin having mixer tap and vanity unit below, part tiled wall, wall mounted heated towel rail, extractor fan, sunken spotlights, coving, tiled flooring.

SEPARATE DINING ROOM West aspect. Comprising pvcu double glazed window with fitted shutter blinds, contemporary wall mounted radiator, coving, ceiling rose, opening to:-

EXTENDED OPEN PLAN KITCHEN/DINING ROOM South/East aspect. Comprising Quartz work surfaces with cupboards below, matching eye level cupboards, inset five ring Siemens induction hob with extractor fan over, integrated Neff twin ovens with warming drawers under, inset one and a half bowl stainless steel single drainer sink unit with contemporary mixer tap and built in filter, space for American style fridge/freezer, integrated appliances including Siemens dishwasher and wine cooler. pvcu double glazed motorised skylight, sunken spotlights, coving, pvcu double glazed window with inset blinds, two wall mounted ladder style contemporary radiators, wall mounted heating control panel, solid oak wood flooring, island with Quartz work top having cupboards below, breakfast bar with seating for six, recessed shelving, integrated sideboard with cupboards under, recessed slide door leading into :-

EXTENDED OPEN PLAN LOUNGE/DINING ROOM / SUN ROOM Triple aspect, South/East and North/West aspects. Comprising two pvcu double glazed motorised skylights, pvcu double glazed bifolding doors with inset blinds, two further pvcu double glazed windows with inset blinds, pvcu double glazed leaded light window with fitted shutter blinds, wall mounted contemporary radiator, wall mounted ladder style contemporary radiator, wall mounted heated control panel, two wall mounted lights, feature fireplace with marble hearth having and inset coal effect gas fire.

UTILITY ROOM Comprising square edge work surfaces with inset sink and mixer tap, range of fitted cupboards, space and plumbing for washing machine and dryer, wall mounted ladder style radiator, door to garage, door to kitchen, pvcu double glazed door with cat flap to rear garden, pvcu double glazed window.

OFFICE ONE Double aspect being South/East. Comprising pvcu double glazed window and door leading out to rear access, further pvcu double glazed window with fitted blind, coving, sunken spotlights, radiator, recessed shelving.

OFFICE TWO West aspect. Comprising pvcu double glazed window with fitted blinds, coving, sunken spotlights, recessed shelving, radiator.

FIRST FLOOR BALUSTRADE LANDING East and West aspect. Comprising pvcu double glazed leaded light window with fitted shutter blinds, further pvcu double glazed windows with fitted blinds, feature dado rail, coving, two ceiling roses, radiator, large airing cupboard with hanging rail and slatted shelving, loft hatch access.

ENSUITE BEDROOM ONE West aspect. Comprising pvcu double glazed leaded light window with fitted shutter blinds, radiator, fitted wardrobes with hanging rail and shelving having integrated dressing table and spotlights, matching built in sideboard and bedside tables, ceiling rose, door to:-

ENSUITE SHOWER ROOM North aspect. Comprising smoked glass pvcu double glazed window, contemporary low flush wc, contemporary hand wash basin with vanity unit below, walk in shower cubicle being fully tiled having an integrated shower with shower attachment, ladder style heated towel rail, tiled flooring, fully tiled walls, sunken spotlights.

BEDROOM TWO West aspect. Comprising pvcu double glazed window with fitted shutter blinds, radiator, matching built in wardrobes with hanging rail and shelving, coving.

BEDROOM THREE South/East aspect. Comprising pvcu double glazed window, radiator, matching fitted wardrobes with hanging rail and shelving, fitted dressing table with spotlights, coving, ceiling rose.

IMPRESSIVE MODERN FAMILY BATHROOM Comprising contemporary hand wash basin with integrate mixer tap and Quartz surround with cupboards under, contemporary low flush wc, shower cubicle being fully tiled having an integrated shower with shower attachment, inset bath having Quartz surround, fully tiled walls, wall mounted heated towel rail, coving, sunken spotlights, smoked glass pvcu double glazed window.

EXTERNAL

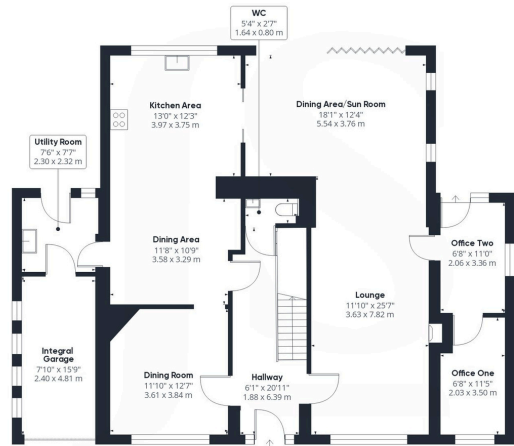
FRONT GARDEN Large tarmacked area affording off road parking for approximately 6 vehicles, onto large lawned area with various mature shrub, tree and plant borders, three outside lights, gate to side access.

REAR GARDEN Large paved area onto large lawned area having various mature shrub, tree and plant borders, five wall mounted outside lights, outside tap, external power points, raised garden pond with rockery surround, brick built potting shed, timber built summerhouse, timber built shed, sunken garden pond with built in filter and rockery surround.

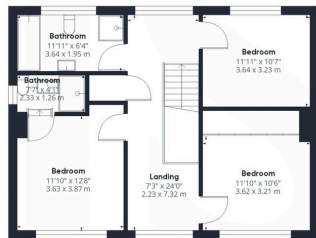
INTEGRAL GARAGE With double opening doors, four windows to side, having power and lighting, door to utility room.

LOCATION

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.



Floor 0



Floor 1

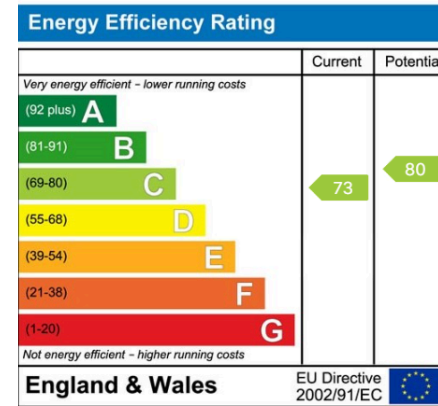


Approximate total area⁽¹⁾
 2216.25 ft²
 205.9 m²

(1) Excluding balconies and terraces

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: 2153 sqft)

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 floor plans 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.