



Windlesham Road | Shoreham by Sea | BN43 5AE

Offers over £950,000





We are delighted to offer for sale this charming four bedroom two bathroom detached family home situated within close proximity to Shoreham town and mainline railway station.



# Key Features

- Impressive Sun Trap Rear Garden
- Double Aspect Kitchen Dining Room
- Double Aspect Lounge Through Dining Room
- Ground Floor Wc / Utility
- Triple Aspect Spacious Lounge
- Ensuite Bathroom To Master Bedroom
- Garden Room
- Integral Garage With Motorised Door
- Good School Catchment Area
- Inspection Is A Must



4 Bedrooms



2 Bathrooms



3 Reception Rooms

## INTERNAL

EXPOSED PORCH Wall mounted light, oak door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, parquet flooring, understairs storage cupboard, wall mounted heating control panel.

TRIPLE ASPECT DINING ROOM East, South and West aspect. Comprising leaded light pvcu double glazed window into bay, further leaded light pvcu double glazed window, two obscure glass leaded light aluminium framed windows with secondary glazing, radiator, dado rail, coving, parquet flooring.

TRIPLE ASPECT LOUNGE/THROUGH DINING ROOM West, South and North aspect. Comprising aluminium framed double glazed window and slide door leading out onto rear garden, two leaded light pvcu double glazed windows, parquet flooring, radiator, coving, double doors leading into Kitchen/Dining area, wall mounted flame effect gas fire.

DOUBLE ASPECT KITCHEN/DINING ROOM North and East aspect. Comprising pvcu double glazed bi-folding doors leading out onto rear garden, pvcu double glazed window, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, space for range cooker with extractor fan over, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, tiled flooring, space for fridge/freezer, integrated dishwasher, part tiled splashbacks, matching cupboard housing wall mounted Potterton boiler, sunken spotlights, radiator, double doors leading into Lounge/Diner.

GROUND FLOOR CLOAKROOM/UTILITY ROOM East aspect. Comprising smoked glass pvcu double glazed window, low flush wc, hand wash basin, provision for washing machine, space for tumble dryer, tiled flooring, extractor fan.

FIRST FLOOR LANDING Comprising obscure glass leaded light window with secondary glazing, pvcu double glazed leaded light window, loft hatch access, airing cupboard housing factory lagged hot water tank with slatted shelving.

SEPARATE WC Comprising obscure glass window, part tiled walls, low flush wc.

DOUBLE ASPECT BEDROOM ONE South and East aspect. Comprising two leaded light pvcu double glazed windows, radiator, laminate flooring, built in wardrobe with hanging rail and shelving with cupboards over.

DOUBLE ASPECT ENSUITE BEDROOM TWO South and West aspect. Comprising leaded light pvcu double glazed window, further window with secondary glazing, radiator, coving, door to:-

ENSUITE BATHROOM Comprising freestanding bath with contemporary shower over, circular bowl sink with mixer tap, low flush wc, wall mounted heated towel rail, two obscure glass pvcu double glazed windows.

BEDROOM THREE North aspect. Comprising pvcu double glazed window, radiator, laminate flooring.

DOUBLE ASPECT BEDROOM FOUR East and South aspect. Comprising one pvcu double glazed window, one window with secondary glazing, radiator, laminate flooring, built in cupboard with hanging rail and shelving.

SHOWER ROOM North aspect. Comprising obscure glass pvcu double glazed window, shower cubicle being fully tiled having an integrated shower, contemporary hand wash basin with vanity unit below with mixer tap, wall mounted heated towel rail, fully tiled walls, extractor fan.

## EXTERNAL

FRONT GARDEN Large tarmacked area affording off road parking for several vehicles, stepping up onto large lawned area with scope for further off road parking having various mature shrub, tree and plant borders, wall mounted light.

SUN TRAP REAR GARDEN Large block paved area stepping up onto large lawned area having various mature shrub, tree and plant borders, two palm trees, feature brick built pizza oven, two wall mounted lights, external power points, built in cat flat, gate to side access, outside tap, timber built shed, greenhouse, fence enclosed.

DOUBLE ASPECT GARDEN ROOM North and East aspect. Comprising pvcu double glazed window, radiator, door through to:-

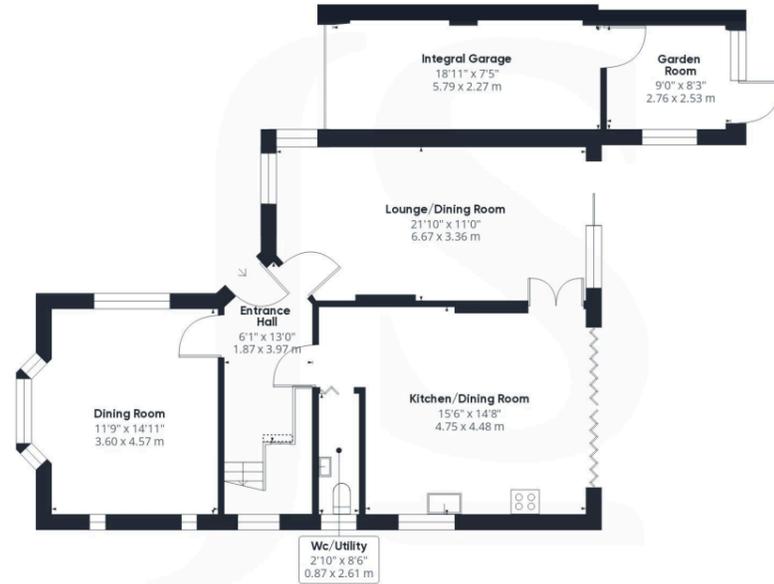
INTEGRAL GARAGE Benefitting from power and lighting, motorised up and over door.

## LOCATION

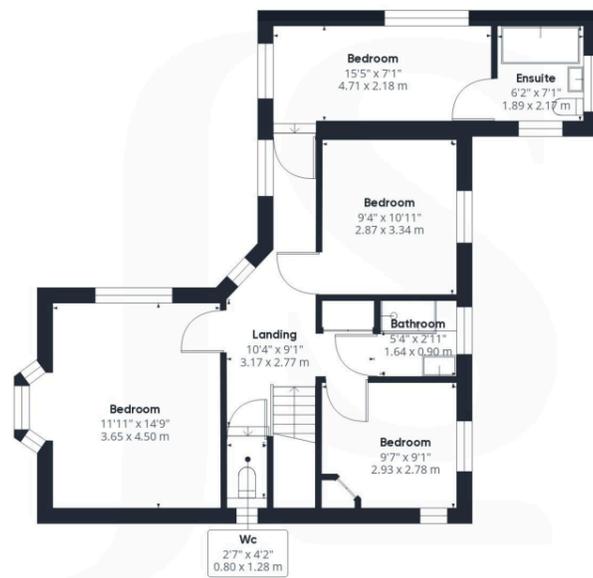
Conveniently situated within half a mile of Shoreham mainline railway station and the Town Centre with its comprehensive shopping facilities, health centre and library which are all just a short walk away. There is a footbridge at the end of East Street over the River Adur to Shoreham Beach, and pleasant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



To book a viewing contact us on: 01273 441341 | [shoreham@jacobs-steel.co.uk](mailto:shoreham@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1734.72 ft<sup>2</sup>  
161.16 m<sup>2</sup>

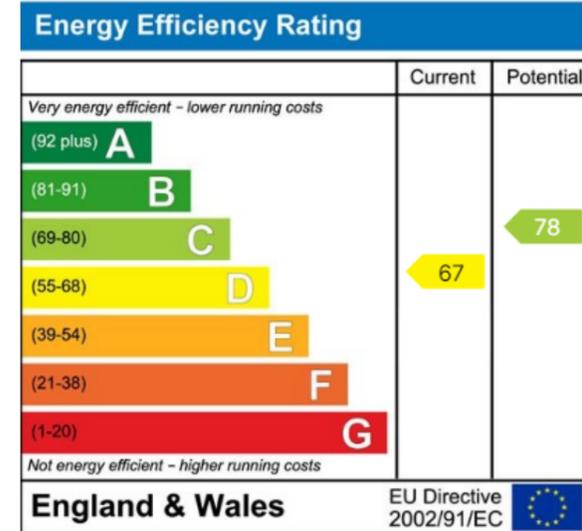
Reduced headroom  
1.1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(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: 1582 sqft)

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.