



Buckingham Road | Shoreham by Sea | BN43 5UB

Offers Over £900,000





We are delighted to offer for sale this unique and charming six bedroom semi detached house



Key Features

- Separate Utility Room
- Extended Kitchen/Dining Room
- Spacious Separate Lounge
- Versatile Accommodation
- Wealth Of Original Features
- Arranged Over Three Floors
- Ground Floor Wc
- Two Modern Bathrooms
- Off Road Parking
- Town Centre Living



6 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

FEATURE ORIGINAL EXPOSED PORCH Comprising tiled flooring, ceiling mounted light, original front door with feature stained glass windows, through to:-

SPACIOUS ENTRANCE HALL Comprising tiled flooring, radiator, sunken spotlights, original feature corning, bespoke made to measure understairs storage cupboards.

GROUND FLOOR CLOAKROOM Comprising hand wash basin with vanity unit below, low flush wc, extractor fan, tiled flooring.

DOUBLE ASPECT SPACIOUS LOUNGE West and North aspect. Comprising large feature bay window having original sash windows and secondary double glazing, feature corning, two radiators, feature inglenook fireplace with built in seating, two feature stained glass windows, a working fire and tiled hearth.

SEPARATE DINING ROOM North aspect. Comprising feature bay window with original sash windows and secondary double glazing, radiator, laminate flooring, feature corning and picture rail, original feature working fireplace with tiled inserts and hearth, French doors leading onto:-

WELL EXTENDED OPEN PLAN KITCHEN/DINING ROOM Comprising large feature skylight, granite work surfaces with cupboards below, matching eye level cupboards, space for Range cooker with extractor fan over, space for American style fridge/freezer, inset twin butler sink with mixer tap, provision for dishwasher, tiled splashbacks, wall mounted Ideal combination boiler, tiled flooring, sideboard with shelving, extractor fan, double doors leading out onto rear garden, sunken spotlights, serving hatch through to

Open Plan Dining Area: Breakfast bar having seating for approximately three, aluminium framed double glazed bi-folding doors being 4.3m (14'1") in width, laminate flooring, three contemporary wall mounted ladder style radiators, sunken led spotlights.

SEPARATE UTILITY ROOM Comprising glass bricks at ceiling level, sunken spotlights, laminate work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl sink unit with mixer tap, space for washer/dryer, extractor fan, wall mounted contemporary radiator, door leading out to side access and timber built shed.

Feature original staircase leading up to:- FIRST FLOOR SPLIT LEVEL LANDING Comprising sunken led spotlights, cupboard with slatted shelving, dado rail.

SEPARATE WC North aspect. Comprising frosted glass pvcu double glazed window, low flush wc, hand wash basin with vanity unit below, radiator, tiled flooring, extractor fan, sunken led spotlight.

BEDROOM ONE West aspect. Comprising large feature bay window with original sash window and secondary double glazing, radiator, coving, feature working fireplace, built in wardrobe with shelving, picture rail.

BEDROOM TWO East aspect. Comprising pvcu double glazed window with fitted shutter blind, radiator, coving, picture rail, original feature cast iron fireplace with tiled inserts, fitted wardrobe with hanging rail and shelving.

EXTERNAL

BEDROOM THREE East aspect. Comprising pvcu double glazed bay window with fitted shutter blinds, radiator.

BEDROOM FOUR West aspect. Comprising original sash window with secondary double glazing, radiator, picture rail.

LARGE FAMILY WET ROOM Comprising frosted glass pvcu double glazed window, integrated shower and shower attachment being majority tiled, panel enclosed bath with shower attachment, contemporary hand wash basin with vanity unit below, low flush wc, tiled floor with under-floor heating, part tiled walls, heated wall mounted mirror, contemporary heated towel rail, glass brick window to hallway, sunken spotlights.

SECOND FLOOR SPLIT LEVEL LANDING Comprising feature stained glass windows, dado rail.

WET ROOM North aspect benefitting from distant roof top and downland views. Comprising pvcu double glazed velux window, integrated shower with recessed shelving being fully tiled with under-floor heating, further fitted waterfall shower, extractor fan, contemporary hand wash basin with vanity unit below, low flush wc, sunken spotlights, contemporary wall mounted heated towel rail, heated wall mounted mirror, door to large walk in eaves storage room.

DOUBLE ASPECT BEDROOM FIVE North and East aspect. Comprising pvcu double glazed sash window with fitted blind, double glazed velux window with fitted blind, radiator, original cast iron fireplace.

DOUBLE ASPECT BEDROOM SIX West and East aspect benefitting from distant roof top and downland views. Comprising two pvcu double glazed sash windows with fitted blinds, two radiators, laminate flooring, fitted wardrobes with hanging rail and shelving, loft hatch access.

EXTERNAL

FRONT GARDEN Large block paved area affording off road parking for two to three vehicles having various plant and shrub borders, palm tree, gate to side access.

FEATURE REAR GARDEN Weinor glass roofed veranda having porcelain tiles, stepping down onto large lawned area, steps leading up onto decked area, various mature shrub, tree and plant borders, palm tree, timber built shed, outside tap, gate to side passageway leading to further timber built shed, two wall mounted lights, raised flower beds.

LOCATION

Conveniently situated within a minute or two of Shoreham mainline railway station and the Town Centre with its comprehensive shopping facilities, health centre and library. 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 Downs or up the Adur River Valley.



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



JS

Approximate total area⁽¹⁾
 2526.29 ft²
 234.7 m²

Balconies and terraces
 33.37 ft²
 3.1 m²

Reduced headroom
 57.45 ft²
 5.35 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by floorplan): 2526 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 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.