



Beach Road | Shoreham by Sea | BN43 5LJ

Offers Over £900,000





We are delighted to offer for sale this spacious three bedroom detached house having the benefit of direct sea views with a private roof terrace.





# Key Features

- Walking Distance To Shoreham Footbridge
- Ground Floor Wc
- No Onward Chain
- Off Road Parking For Several Vehicles
- Roof Top Conservatory
- Open Plan Kitchen/Diner
- Integral Garage
- Popular Shoreham Beach Location
- Detached Three Bedroom House
- Solar Panels

**3 Bedrooms**

**1 Bathroom**

**2 Reception Rooms**

## INTERNAL

Pvcu double glazed door leading into:-

ENCLOSED ENTRANCE VESTIBULE South aspect. Comprising pvcu double glazed windows and doors, two light fittings, coving, tiled flooring, wooden door into integral garage. Opening to :-

UTILITY SPACE North aspect. Comprising double glazed window, provision for washing machine, wall hung sink with tap over, single ceiling light fitting, wall mounted fuseboard and meters, tiled walls, tiled flooring.

HALLWAY North/West aspect. Comprising pvcu double glazed window, open staircase to first floor, wooden flooring, wall mounted Baxi Brazilia slimline heater.

DUAL ASPECT LOUNGE South and East aspect. Comprising pvcu double glazed bay window, pvcu double glazed window, single fan light fitting, coving, large feature log burner, radiator, opening into:-

DINING AREA/STUDY AREA Comprising coving, two contemporary light fittings, radiator.

TRIPLE ASPECT KITCHEN/DINING ROOM North, East and West aspect.

Kitchen area: Comprising double glazed window and door, roll edge granite work surface, contemporary fitted base and eye level units, integrated appliances include full size freezer, full size Bosch fridge, coffee machine, Neff grill/microwave oven, Neff fan oven, AEG induction electric hob, Bosch dishwasher. Inset one and a half bowl sink unit with integrated drainer and contemporary mixer tap, ceiling mounted directable spotlights. Breakfast bar with decorative overhanging pendant light fittings.

Dining Area: West and North aspect. Comprising two pvcu double glazed windows, radiator, wall mounted Baxi Brazilia gas heater, contemporary pendant light fitting, wooden flooring.

GROUND FLOOR WC West aspect. Comprising obscured glass pvcu double glazed window, low flush wc, wall mounted corner basin, recessed spotlights, part tiled walls.

FIRST FLOOR LANDING Comprising ceiling fan light fitting, window, carpeted flooring.

FIRST FLOOR CONSERVATORY Triple aspect. Comprising pvcu double glazed windows benefitting from direct sea views and distant coastal views, wall mounted light fitting with directable spotlights, tiled flooring, pvcu double glazed sliding door out to:-

## INTERNAL Continued....

ROOF TERRACE Having impressive panoramic sea views and distant coastal and Downland views.

DUAL ASPECT BEDROOM ONE South and East aspect benefitting from direct sea views. Comprising pvcu double glazed windows, radiator, two ceiling fan lights, built in wardrobes with hanging rails and shelving.

DUAL ASPECT BEDROOM TWO North and East aspect benefitting from distant roof top and downland views. Comprising pvcu double glazed windows, radiator, fitted double wardrobe, ceiling mounted light fitting with spotlights.

BEDROOM THREE East aspect. Comprising pvcu double glazed window benefitting from sea views, radiator, loft hatch access, built in storage benefitting from shelving, ceiling mounted light fitting with directable spotlights.

FIRST FLOOR FAMILY BATHROOM North and West aspect. Comprising two obscure glass pvcu double glazed windows, contemporary oval shaped panel enclosed bath mixer tap and shower attachment, low flush wc, bidet, hand wash basin with mixer tap and storage below, tile enclosed shower cubicle with electric Mira shower, radiator, part tiled walls, ceiling mounted light fitting.

## EXTERNAL

WRAP AROUND REAR GARDEN Patio area with raised decked area, built in pond, fence enclosed, distant roof and downland views.

SOUTH FACING FRONT GARDEN Mature shrubs, driveway providing off street parking for three/four cars, partial dwarf wall enclosed

INTEGRAL GARAGE Benefitting from power and lighting and electric up and over roller door

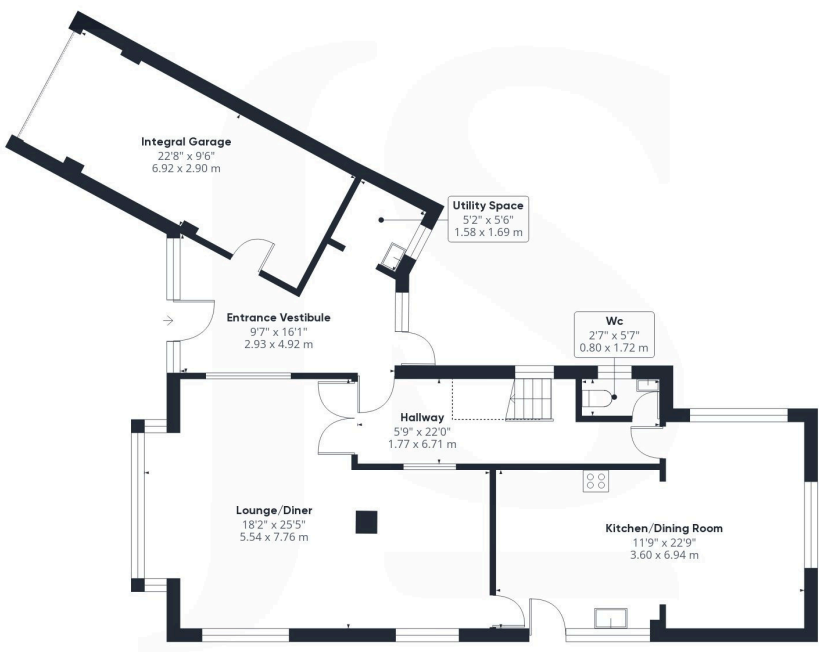
## LOCATION

Situated directly opposite the foreshore and close to local shops in Ferry Road. There is a footbridge close by over the River Adur giving direct access to the centre of Shoreham with its more comprehensive shopping facilities, health centre, library and mainline railway station. Buses pass close by, whilst the A259 East/West coastal route is easily accessible, as is the A27 to Worthing and Brighton.

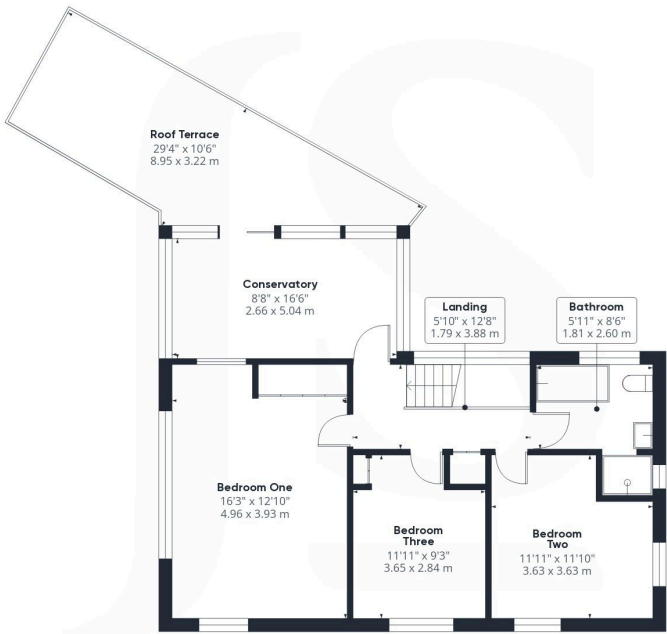


To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1942.54 ft<sup>2</sup>  
180.47 m<sup>2</sup>

Balconies and terraces

233.36 ft<sup>2</sup>  
21.68 m<sup>2</sup>

Reduced headroom

16.42 ft<sup>2</sup>  
1.53 m<sup>2</sup>

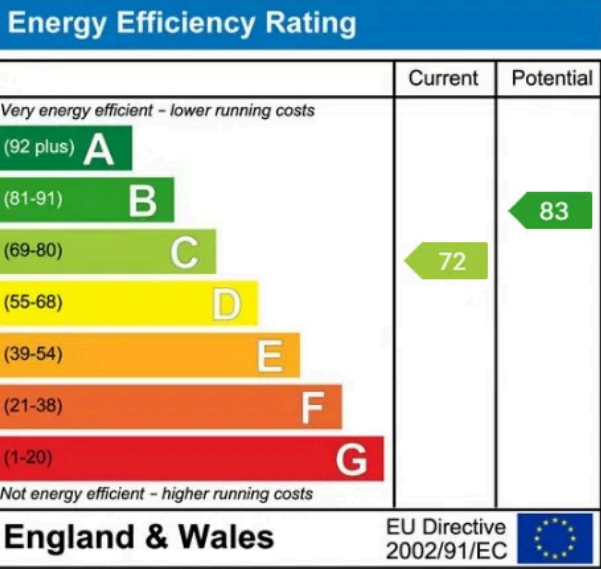
(1) Excluding balconies and terraces

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



Property Details:

Floor area (as quoted by floorplan): 1942.54 sqft

Tenure: Freehold

Council tax band: E

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.