



Lesser Foxholes | Shoreham by Sea | BN43 5NT

£750,000



We are delighted to offer for sale this well presented detached family home located in this quiet cul de sac location close to Shoreham Town Centre.



Property details: Lesser Foxholes | Shoreham by Sea | BN43 5NT

Key Features

- Detached Family Home
- Five Bedrooms
- En-Suite To Master Bedroom
- Landscaped Rear Garden
- Modern Fitted Kitchen
- Separate Utility Room
- Downstairs Cloakroom
- Spacious Separate Lounge
- Gas Central Heating
- Off Street Parking & Garage



5 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

EXPOSED PORCH Having outside light, external power point, useful grab rails. Front door through to:-

SPACIOUS OPEN PLAN ENTRANCE HALL Having vaulted ceiling, comprising engineered oak wood flooring, large pvcu double glazed window, cupboard with hanging rail and shelving, wall mounted school radiator, opening to:-

OPEN PLAN SECOND RECEPTION ROOM/DINING ROOM Double aspect being North and South, Comprising two pvcu double glazed windows, radiator, engineered oak wood flooring, coving, serving hatch through to kitchen, pvcu double glazed double doors leading out to rear garden.

DOUBLE ASPECT SPACIOUS LOUNGE North and South aspect. Comprising four pvcu double glazed windows with fitted blinds, pvcu double glazed double doors leading offering front and rear access, two radiators, feature fireplace with fitted wood burner and slate hearth. Engineered oak wood flooring, coving.

INTERNAL HALLWAY Door to:-

UTILITY ROOM Comprising housing wall mounted Viessmann Vitodens 222 freestanding Gas Boiler, provision for washing machine, space for fridge/freezer, shelving, tiled flooring.

GROUND FLOOR WC Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin, engineered oak wood flooring.

KITCHEN/BREAKFAST ROOM North aspect. Comprising pvcu double glazed window with fitted roller blind, solid oak work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl sink unit with contemporary mixer tap, space for range cooker with extractor fan over, solid oak breakfast bar with seating for two, space for fridge/freezer, part tiled splashbacks, matching integrated dishwasher, engineered oak wood flooring, pvcu double glazed door through to sun room.

TRIPLE ASPECT SUN ROOM North, West and South aspects. Comprising pvcu double glazed windows, pvcu double glazed door leading to side and rear access, wall mounted light, tiled flooring, fitted cat flap, polycarbonate roof.

DOUBLE ASPECT OFFICE/BEDROOM FIVE South and West aspect. Comprising two pvcu double glazed windows, one with fitted blind, wall mounted school radiator, engineered oak wood flooring, coving.

FIRST FLOOR LANDING Comprising pvcu double glazed window, radiator, coving, cupboard with slatted shelving.

ENSUITE BEDROOM ONE North aspect. Comprising pvcu double glazed window, coving, built in wardrobes with hanging rail and shelving, radiator, door to:-

INTERNAL Continued....

ENSUITE SHOWER ROOM West aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin with vanity unit below, shower cubicle being fully tiled having an integrated Mira shower, tiled flooring, wall mounted heated towel rail.

DOUBLE ASPECT BEDROOM TWO North and South aspect. Comprising two pvcu double glazed windows, radiator, coving, two built in wardrobes with hanging rail and shelving.

BEDROOM THREE North aspect. Comprising pvcu double glazed window, radiator, laminate flooring, coving, built in wardrobe with hanging rail and shelving, loft hatch access.

BEDROOM FOUR North aspect. Comprising pvcu double glazed window, radiator, laminate flooring, coving, built in wardrobe with hanging rail and shelving.

FAMILY BATHROOM Comprising obscure glass pvcu double glazed window, panel enclosed bath having an integrated bath with shower attachment over and grab rail, low flush wc, hand wash basin with vanity unit below, wall mounted heated towel rail, fully tiled walls, extractor fan.

EXTERNAL

FRONT GARDEN External useful storage cupboard, paved walkway onto lawned area having various shrub and plant borders, gate to side access, outside tap, step and door leading to sun room.

REAR GARDEN Raised paved area stepping onto large lawned area having raised sleeper enclosed flower beds, timber built shed, external power points, outside tap, fence enclosed.

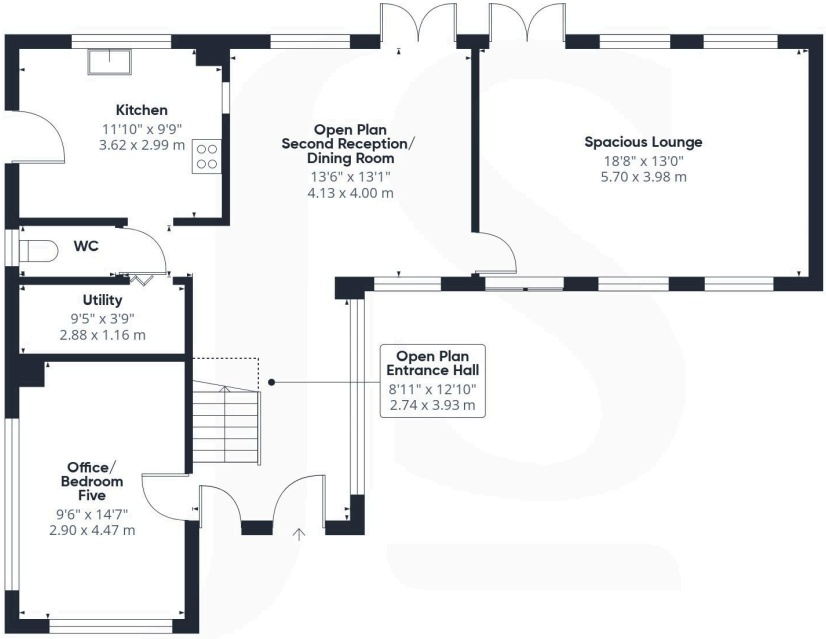
GARAGE Having up and over door, benefitting from power and lighting.

LOCATION

Ideally situated in this popular residential area in "Old Shoreham" on the southern slopes of the South Downs. The centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station is just over 1 mile distant whilst pleasant Downland and River walks are close to hand.



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⁽¹⁾

1519 ft²
141.1 m²

Reduced headroom

21 ft²
1.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(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): 1519sqft

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.