



Beach Green, Shoreham by Sea

Offers Over **£850,000**





Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: E

- Four Bedroom Detached Family Home
- Versatile Living Accommodation
- Off Road Parking For Multiple Vehicles
- Contemporary Fitted Kitchen/Breakfast Room
- Dual Aspect Open Plan Lounge/Dining Room
- South Facing Rear Garden With Garden Office/Room
- Dual Aspect Main Bedroom
- Modern Fitted First Floor Family Bathroom & Ground Floor Shower Room
- Popular Shoreham Beach Location
- Easy Access To Foreshore

We are delighted to offer for sale this four bedroom detached family home benefitting from South facing rear garden and contemporary garden room.

Situated within a short walk to the foreshore of Shoreham Beach. Coastal walks/cycling routes start from here leading all the way into Worthing and Brighton to the West and East respectively. Local shops can be found on Beach Green at the entrance to Shoreham Beach alternatively 0.5miles to the East in Ferry Road, also providing access to the footbridge over the River Adur. More comprehensive shopping facilities, doctors, and mainline station can be found in Shoreham Town Centre.





Leaded light obscure glass double glazed pvcu front door leading into:-

SPACIOUS OPEN PLAN ENTRANCE HALL Comprising leaded light pvcu double glazed window with fitted blind, radiator, single light fitting parquet flooring, stairs with glass balustrade leading to first floor.

DUAL ASPECT OPEN PLAN LOUNGE/DINER South and North aspect.

Dining area: Comprising large floor to ceiling leaded light pvcu double glazed window, radiator, ceiling light fitting, parquet flooring.

Lounge Area: Comprising parquet flooring and lvt flooring, feature working fireplace, radiator, ceiling light fitting, pvcu double glazed bifolding doors out to Feature South facing rear garden, opening through to Kitchen/Breakfast Room

CONTEMPORARY FITTED KITCHEN/BREAKFAST ROOM South aspect. Comprising pvcu double glazed bifolding doors out to feature South facing rear garden, lvt flooring, radiator, range of contemporary fitted cupboards and drawers, square edge Quartz work surface with matching upstand, inset butler sink with mixer tap and integrated drainer, inset five ring gas hob with two AEG single ovens below and extractor fan over, integrated fridge/freezer and dishwasher, space and plumbing for washing machine. Breakfast bar island with square edge Quartz work surface having storage below and integrated wine cooler. Recessed lighting.

GROUND FLOOR SHOWER ROOM East aspect. Comprising pvcu double glazed door out to side access, walk in shower cubicle with integrated shower and glass shower screen, low flush wc and hand wash basin set into vanity unit with storage below, contemporary wall mounted heated ladder style towel rail, part tiled walls, tiled flooring, recessed lighting.

DUAL ASPECT GROUND FLOOR BEDROOM FOUR/OFFICE North & West aspect. Comprising leading light pvcu double glazed bow fronted window, leaded light pvcu double glazed window, radiator, carpeted flooring, ceiling light fitting.

FIRST FLOOR LANDING North aspect. Comprising leaded light pvcu double glazed window with fitted blind, storage cupboard, loft hatch access, carpeted flooring.

DUAL ASPECT MAIN BEDROOM South and North aspect. Comprising leaded light pvcu double glazed window with fitted blind, pvcu double glazed window, radiator, wooden flooring, recessed lighting.

BEDROOM THREE South aspect. Comprising pvcu double glazed window, radiator, wooden flooring, single light fitting.

DUAL ASPECT BEDROOM TWO South and East aspect. Comprising leaded light pvcu double glazed window, pvcu double glazed window, radiator, wooden flooring, ceiling light fitting.

FIRST FLOOR BATHROOM East aspect. Comprising leaded light obscure glass pvcu double glazed window, walk in shower cubicle with integrated shower and glass shower screen, low flush wc and hand wash basin set into vanity unit with storage below, freestanding contemporary bath with mixer tap, contemporary ladder style heated towel rail, part tiled walls, tiled flooring, recessed lighting, extractor fan.

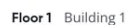
FRONT GARDEN Being laid to block paving providing off road parking for multiple vehicles, three wall mounted outside lights, gate to side access, being fence and wall enclosed.

FEATURE SOUTH FACING REAR GARDEN Large paved patio area with raised flower bed having steps leading up to further paved patio onto artificial lawn area, feature sunken heated swimming pool with cover, range of mature shrubs, trees and bushes.

CONTEMPORARY GARDEN ROOM/OFFICE North and East aspect. Comprising two sets of pvcu double glazed bifolding doors, two skylights, lvt flooring, recessed lighting, power points.

EXTERNAL STORAGE Accessed via a door in the rear garden. Comprising work surface with cupboards below, space for fridge/freezer, polycarbonate roof.



1854 ft²172.2 m²

Reduced headroom

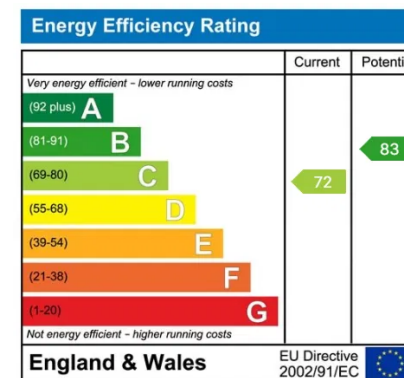
13 ft²1.2 m²

(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.

GIRAFFE 360



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