



The Drive, Shoreham By Sea

Guide Price **£750,000**



Property Type: Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 3

Tenure: Freehold

Council Tax Band: E

- Feature Landscaped West Facing Rear Garden
- Wealth Of Off-Road Parking
- Detached Garage With Power And Lighting
- Summer House / Office
- Ensuite To Ground Floor Bedroom
- Three Reception Rooms
- No On Going Chain
- Modern Kitchen
- Buckingham Park Within Walking Distance
- Modern Family Bathroom

We are delighted to offer for sale this well extended and versatile three/four bedroom detached house situated within this sought after North Shoreham location.

Situated in this popular North Shoreham residential location within 1 mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. The seafront and South Downs are both easily accessible, as is the A27 east/west route to Brighton, Worthing, and beyond.





Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, laminate flooring, under stairs storage cupboard with shelving, coving.

GROUND FLOOR CLOAKROOM Comprising leaded light pvcu double glazed window, low flush wc, hand wash basin, fully tiled walls.

LOUNGE/DINING ROOM East and West aspect.

Dining Area: Comprising leaded light pvcu double glazed window with fitted blind, radiator, feature fireplace having tiled insert and hearth with attractive surround, coving, double doors leading to

Lounge Area; Comprising pvcu double glazed slide door leading out to feature West facing rear garden, four wall mounted lights, three windows, radiator.

SEPARATE DINING ROOM/BEDROOM FOUR West aspect. Comprising pvcu double glazed window with fitted blind, radiator, sunken spotlights, feature fireplace with tiled inserts and hearth with attractive surround.

DOUBLE ASPECT KITCHEN South and East aspect. Comprising leaded light pvcu double glazed window with fitted blind, lead light pvcu double glazed door leading out to side access with fitted cat flap, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, inset four ring electric hob with Bosch oven below, part tiled splashbacks, matching integrated fridge/freezer and dishwasher. Sunken spotlights, coving, tiled flooring. Storage cupboard housing wall mounted Glow Worm boiler.

ENSUITE BEDROOM THREE East and West aspect. Comprising pvcu double glazed window with fitted blind, two radiators, coving, sunken spotlights, fitted wardrobes with hanging rail and shelving. Door to:-

ENSUITE SHOWER ROOM East aspect. Comprising obscure glass leaded light pvcu double glazed window, large shower cubicle having a wall mounted electric Mira shower, being fully tiled. Contemporary hand wash basin with vanity unit below, low flush wc, wall mounted heated towel rail, fully tiled walls, extractor fan, sunken spotlights, tiled flooring.

FIRST FLOOR LANDING

DOUBLE ASPECT BEDROOM ONE South and West aspect. Comprising two pvcu double glazed windows with fitted blinds, two radiators, fitted wardrobes with hanging rail and shelving, built in dressing table with cupboards under, loft hatch access, airing cupboard housing factory lagged hot water tank with slatted shelving.

BEDROOM TWO West aspect. Comprising pvcu double glazed window with fitted blind, range of built in wardrobes with hanging rail and shelving, radiator.

MODERN DOUBLE ASPECT FAMILY BATHROOM East and North aspect. Comprising two leaded light obscure glass pvcu double glazed windows, panel enclosed bath having an integrated shower over, fully tiled walls, low flush wc, extractor fan, tiled flooring, wall mounted heated towel rail, sunken spotlights, pedestal hand wash basin.

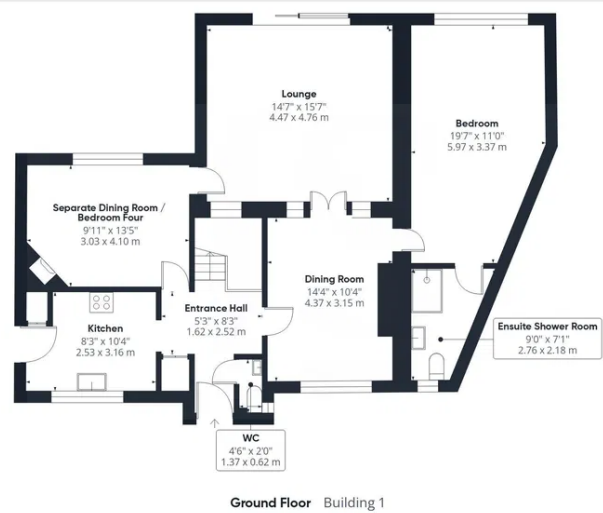
FRONT GARDEN Large block paved area leading onto lawned area having various shrub and plant borders, large tarmac area affording off road parking for approximately 5 vehicles, gate to side access.

FEATURE WEST FACING REAR GARDEN Large paved area stepping down onto large lawned area having various mature shrub, tree and plant borders, palm tree, two timber built sheds, greenhouse, timber built summerhouse. Wall mounted awning.

BRICK BUILT OFFICE/SUMMER ROOM Benefitting from having own power supply. Comprising pvcu double glazed windows with fitted blinds, tiled flooring.

BRICK BUILT DETACHED GARAGE With up and over door, benefitting from power and lighting.





Approximate total area^m
 1446 ft²
 134.3 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



Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.