



**Mill Lane, Shoreham by Sea**

Guide Price **£850,000**





**Property Type:** Semi Detached House

**Bedrooms:** 4

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** F

- Walking Distance To Shoreham Town Centre And Shoreham Train Station
- Wealth Of Off Road Parking
- Detached Garage/Workshop Benefitting From Power & Lighting
- Three Reception Rooms
- No Ongoing Chain
- Ground Floor Shower Room
- Kitchen/Dining Room
- Spacious Entrance Hall
- Good Size Sun Trap Rear Garden
- Good School Catchment Area

We are delighted to offer for sale this rare opportunity to acquire this imposing four bedroom semi detached house built in the 1930's positioned within this sought after location.



Ideally situated in this sought after area within 5 minutes walk of the centre of Shoreham with its mainline railway station, comprehensive shopping facilities health centre, library and local schools. The A27 is easily accessible, as is the foreshore and pleasant walks and rides up the Adur Valley and over the South Downs. Brighton and Worthing are to the East & West respectively.





**EXPOSED STORM PORCH** Comprising front door through to:-

**SPACIOUS ENTRANCE HALL** Comprising leaded light stained glass feature pvcu double glazed window, radiator, picture rail, dado rail, understairs storage cupboard.

**GROUND FLOOR SHOWER ROOM** South aspect. Comprising obscure glass leaded light stained glass feature pvcu double glazed window with fitted roller blind, shower cubicle being fully tiled with integrated Mira shower, hand wash basin with vanity unit below, low flush wc, radiator, tiled flooring, part tiled walls, extractor fan, shaver point.

**SPACIOUS LOUNGE** South aspect. Comprising pvcu double glazed bay window with fitted roller blinds, further obscure glass leaded light stained glass feature double glazed window, radiator, feature fireplace having an inset coal effect gas fire with attractive wood surround and slate hearth, shelving, picture rail.

**SEPARATE DINING ROOM** North aspect. Comprising pvcu double glazed windows and double glazed door leading to conservatory, picture rail, serving hatch through to Kitchen/Breakfast room, feature original fireplace with attractive wood surround with tiled inserts and hearth, recessed shelving, radiator.

**OPEN PLAN KITCHEN/BREAKFAST ROOM** North and East aspect. Comprising pvcu double glazed window with fitted roller blind, pvcu double glazed door leading out to side access, work surfaces with cupboards below, matching eye level cupboards, radiator, built in shelving, recessed storage cupboard housing wall mounted Profile boiler, pvcu double glazed window. Further work surface with cupboard under and over, provision for washing machine, space for fridge/freezer. Picture rail, dado rail.

Opening to further area with work surfaces with cupboards below and matching cupboards over, inset stainless steel single drainer sink unit with mixer tap, pvcu double glazed window with fitted roller blind, space for oven/cooker, provision for dishwasher, part tiled splashbacks.

**TRIPLE ASPECT CONSERVATORY** East, West and North aspect. Comprising double glazed windows, polycarbonate roof, power point, double doors leading out onto feature rear garden.

**FIRST FLOOR SPLIT LEVEL LANDING** Comprising feature obscure glass leaded light stained glass window, picture rail, dado rail, loft hatch access with pull down ladder being boarded and having power and lighting. Radiator.

**BEDROOM ONE** North aspect. Comprising pvcu double glazed window, radiator, picture rail.

**BEDROOM TWO** South aspect. Comprising pvcu double glazed bay window, radiator, picture rail, recessed shelving.

**BEDROOM THREE** North aspect. Comprising pvcu double glazed window with fitted roller blind, radiator, built in airing cupboard with slatted shelving housing factory lagged hot water cylinder, picture rail.

**BEDROOM FOUR** South aspect. Comprising pvcu double glazed window with fitted roller blind, radiator, picture rail.

**BATHROOM** East aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath having a shower attachment over, part tiled walls, pedestal hand wash basin, radiator, heated towel rail, dado rail, wall mounted vanity unit, wall mounted Dimplex electric heater.

**SEPARATE WC** East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, wall mounted heated towel rail, dado rail.

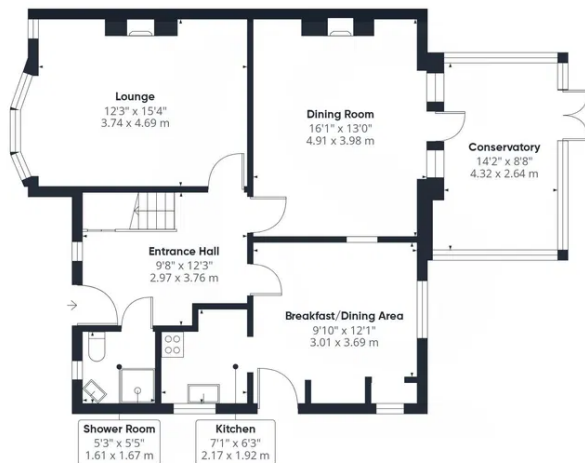
**FRONT GARDEN** Large driveway with laid chipstone affording a wealth of off road parking, gate to side access, paved area having various shrub, tree and plant borders.

**FEATURE SUN TRAP REAR GARDEN** Large paved area onto large lawned area having various mature shrub, tree and plant borders, external power points, outside tap.

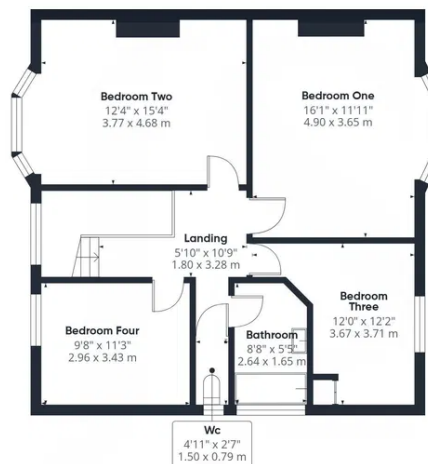
**GARAGE/WORKSHOP** Having an up and over door, benefitting from power and lighting.







Ground Floor



Floor 1



Approximate total area<sup>an</sup>

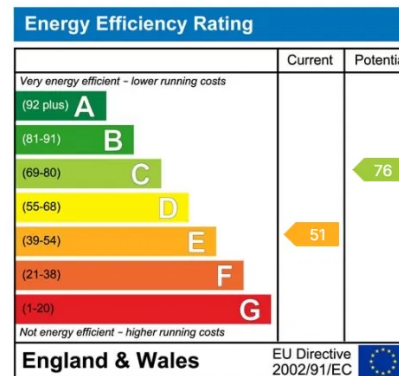
1572 ft<sup>2</sup>

146 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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Whilst we endeavour to make out 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.