



The Drive, Shoreham by Sea

Guide Price **£800,000**



Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Four Double Bedroom Semi Detached House
- Main Bedroom With Ensuite
- Spacious West Facing Lounge
- Open Plan Kitchen/Dining Room
- Triple Glazed Alu Clad Timber Windows Throughout (c.2011)
- Sun Trap Feature Rear Garden
- Modern Outbuilding/Garden Office With Air Conditioning Unit
- Off Road Parking For Three Cars
- Workshop/Utility Room
- Distant Sea Views

We are delighted to offer for sale this beautifully maintained, light-filled four-bedroom semi-detached family home, thoughtfully extended and upgraded with triple-glazed alu-clad windows, smart heating and an air-conditioned garden office, within this popular North Shoreham location.



The property lies within a mile of Shoreham town centre 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 providing convenient access east and west to Brighton, Worthing and beyond.



Triple glazed alu clad timber front door into:-

ENTRANCE PORCH North aspect. Comprising triple glazed alu clad timber window, recessed spotlights, part glazed wooden front door through to:-

SPACIOUS ENTRANCE HALL Comprising Karndeian wooden effect flooring, radiator, recessed spotlights, understairs storage cupboard housing electric fuseboard.

GROUND FLOOR WC North aspect. Comprising obscured glass triple glazed alu clad timber window, low flush hidden cistern WC, hand wash basin with mixer tap and tiled splashback with storage below, radiator, slate tiled flooring, ceiling mounted light fitting.

SPACIOUS DOUBLE ASPECT LOUNGE North and West aspect. Comprising two triple glazed alu clad timber windows with fitted shutter blinds, Karndeian wooden effect flooring, radiator, recessed shelving, feature open fireplace with wooden surround and slate hearth, recessed lighting, single directable spotlight.

DOUBLE ASPECT OPEN PLAN KITCHEN/DINER North and East aspect. Comprising two triple glazed alu clad timber windows with fitted shutter blinds, wood effect vinyl flooring throughout.

DINING AREA: With radiator, roll edge laminate work surface with fitted range of cupboards and drawer, two pendant light fittings.

KITCHEN AREA: Featuring roll edge laminate work surfaces with range of fitted cupboards and drawers, inset one and a half bowl single drainer sink unit with mixer tap, tiled splashbacks, space and provision for Rangemaster cooker with extractor fan above, integrated appliances include dishwasher, fridge freezer and microwave. Single light pendant, recessed spotlights. Triple glazed alu clad timber door leading out to:-

TRIPLE ASPECT CONSERVATORY North, East and South aspect. Comprising uPVC double glazed windows, Karndeian wooden effect flooring, radiator, two wall lights, uPVC double glazed roof, uPVC double glazed door out to rear garden.

UTILITY ROOM South aspect. Benefitting from uPVC door, obscure glass uPVC window, roll edge laminate work surface with storage below, space and plumbing for washing machine and dryer, inset single bowl stainless steel sink unit, space for freestanding fridge/freezer, three ceiling light fittings.

FIRST FLOOR LANDING Comprising carpeted flooring, stairs to second floor, airing cupboard housing Vaillant condensing boiler and slatted shelving.

ENSUITE BEDROOM ONE West aspect. Comprising triple glazed alu clad timber windows with fitted shutter blinds and benefiting from distant sea views, radiator, carpeted flooring, full width fitted wardrobes with further storage above, three ceiling mounted light fittings, sliding door through to:

ENSUITE SHOWER ROOM North aspect. Comprising frosted triple glazed alu clad timber window with fitted roller blind, hand wash basin with tiled splash back and vanity unit below, low flush WC, walk in shower cubicle with integrated shower, wall mounted ladder style heated towel rail, slate tiled flooring, recessed spotlights.

MAIN BATHROOM North aspect. Comprising frosted glass triple glazed alu clad timber window with fitted roller blind, tile enclosed bath with shower over, pedestal hand wash basin, low flush WC with hidden cistern, wall mounted ladder style heated towel rail, fully tiled walls, slate tiled flooring, recessed spotlights, extractor fan.

DOUBLE ASPECT BEDROOM TWO North and East aspect. Comprising two triple glazed alu clad timber windows with fitted shutter blinds, radiator, carpeted flooring, two pendant light fittings.

BEDROOM THREE East aspect. Comprising triple glazed alu clad timber window with fitted shutter blind, radiator, carpeted flooring, two ceiling mounted directable spotlight light fittings.

SECOND FLOOR LANDING Feature recessed shelving in stairwell, skylight with solar powered blackout blind, single light fitting, carpeted flooring, Velux double glazed window with solar-powered anti-heat blackout shutters, access to eaves.

MASTER BEDROOM East aspect. Comprising frosted triple glazed alu clad timber window with fitted shutter blind, two Velux double glazed windows with solar-powered anti-heat blackout shutters, full length range of floor to ceiling fitted wardrobes, Mitsubishi Inverter split air-conditioning, Mitsubishi Lossnay MVHR, radiator, carpeted flooring, recessed spotlights.

SHOWER ROOM Comprising Velux double glazed window, step in shower cubicle with integrated shower, hand wash basin with vanity unit below, low flush WC, wall mounted ladder style heated towel rail, access to eaves, slate tiled flooring, recessed spotlights.

GARAGE/WORKSHOP South aspect. Wooden double doors, obscure glass uPVC double glazed window, benefiting from power, lighting and hard wired Cat 6 network connection.

GARDEN ROOM/OFFICE Comprising double glazed wooden windows and doors, with power, a hard wired Cat 6 network connection and Mitsubishi Inverter split air-conditioning unit.

FRONT GARDEN Laid to block paving providing off street parking for multiple vehicles, raised shingle area, with shrubs, raised brick border with various mature shrubs, trees and bushes, access to workshop, gate to rear garden.

REAR GARDEN Paved patio and pathway with steps leading up to raised lawned area, block paved pathway leading to garden room/office, secure Asgard metal cycle store and Asgard metal garden shed, raised flower bed, various mature shrub, tree and bush borders. Access to utility room, gate to front, fence and wall enclosed.

Total Area

House only - 1451sqft (134.8sqm)

House and all outbuildings - 1704 sqft (158.3sqm)



 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Floor 2 Building 1</p>	 <p>Ground Floor Building 2</p>	
 <p>Ground Floor Building 3</p>		
		<p>Approximate total area^m</p> <p>1704 ft² 158.3 m²</p> <p>Reduced headroom</p> <p>51 ft² 4.8 m²</p>
		<p>(1) Excluding balconies and terraces</p>
		<p>Reduced headroom</p> <p>..... Below 5 ft/1.5 m</p>
		<p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>



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.