hamlyn smith.

Upper Shoreham Road, Shoreham-By-Sea, BN43 6BA

Guide price
£650,000 - £675,000

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3   Bedrooms

2   Receptions

1   Bathroom

Guide Price £600,000 - £650,000
Rare opportunity to buy a semi-detached house which has been in the same family for generations. Substantial garden, a garage and off-street parking on the driveway. The property is in need of modernisation.

- Substantial three bedroom family home

- Requires modernaisation

- Sold with no onward chain

- Driveway and garage

- Within Shoreham Academy catchment area

- Large rear garden

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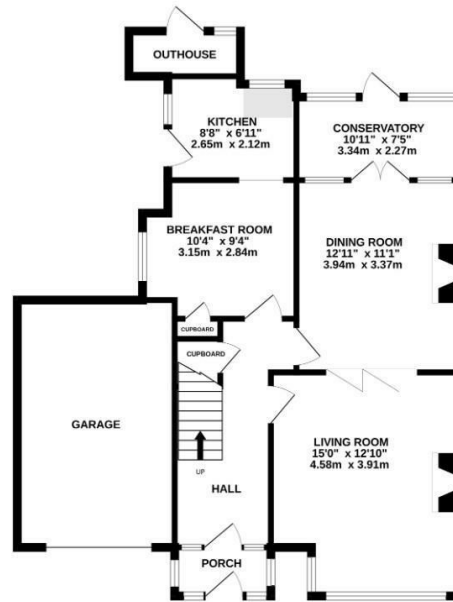📍 1 Hova Villas, Hove, BN3 3DH

📞 01273 762222

✉ hello@hamlynsmith.co.uk

Hamlyn-Smith are privileged to be bringing this family home in Shoreham-by-Sea to the market, for the first time since it was built nearly a hundred years ago. The house has been well-loved for generations but now requires complete modernisation.
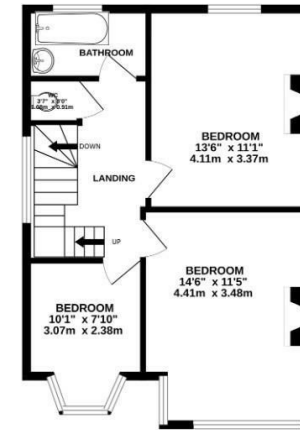
Set back from the road with a lovely front garden, the house has a driveway that can easily accommodate two cars. There is also a garage at the end of the drive. You enter into a wide hallway to find the living room and dining room through doors to your right. Both the living room at the front and the dining room at the back are large and nicely proportioned rooms in their own right but have also been opened up to create a wonderful open reception space. Solid double doors with glazed panels, fold back to open up the room, or can be closed to separate the two spaces. From the dining room, there are further double doors to the conservatory which in turn opens to the garden. You will notice as you walk around the house that the original, solid wood, panelled doors have been retained. From the entrance hall, there is a door through to the back of the property where there is currently a breakfast room and a kitchen. There are numerous possibilities as to how this space could be reconfigured or extended, subject to the necessary consents. Outside, the magnificent garden is around 100ft long, with trees and mature shrubs.

Climbing the stairs from the entrance hall to the first floor you pass a large window which makes the spacious landing light and airy. The first floor has two fantastic-sized double bedrooms and a smaller bedroom at the front. There is also a bathroom and a separate WC. Stairs to the top floor bring you to a huge loft room with a large west-facing window.
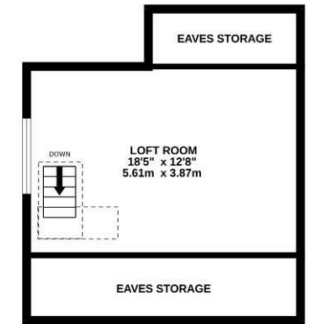
Nestled between the sea and the South Downs, Shoreham-by-Sea is a bustling community, with numerous restaurants, pubs and cafés. The Ropetackle Arts Centre in Shoreham is a multi-award-winning venue, hosting live music, comedy, family theatre, film and literary events. The Holmbush shopping centre is also close by, where there is an M&S, Next and a large Tesco. Buckingham Park Primary School is just around the corner from the house and secondary school students will be in catchment for Shoreham Academy. With Brighton and Hove just along the coast and the South Downs close by, the location offers the benefits of city living with all the recreational possibilities of the countryside on your doorstep. The Downs Link Path, suitable for walkers and cyclists alike, runs north along the banks of the River Adur, joining the South Downs Way just south of Upper Beeding.

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Upper Shoreham Road, Shoreham

GROUND FLOOR 848 sq.ft. (78.8 sq.m.) approx.

OUTHOUSE

KITCHEN 8'8" x 6'11" 2.65m x 2.12m

CONSERVATORY 10'11" x 7'5" 3.34m x 2.27m

BREAKFAST ROOM 10'4" x 9'4" 3.15m x 2.84m

DINING ROOM 12'11" x 11'1" 3.94m x 3.37m

CUPBOARD
CUPBOARD

GARAGE

LIVING ROOM 15'0" x 12'10" 4.58m x 3.91m

UP

HALL

PORCH

1ST FLOOR 504 sq.ft. (46.8 sq.m.) approx.

BATHROOM

BEDROOM 13'6" x 11'1" 4.11m x 3.37m

DOWN
LANDING
UP

BEDROOM 14'6" x 11'5" 4.41m x 3.48m

BEDROOM 10'1" x 7'10" 3.07m x 2.38m

2ND FLOOR 354 sq.ft. (32.9 sq.m.) approx.

EAVES STORAGE

DOWN

LOFT ROOM 18'5" x 12'8" 5.61m x 3.87m

EAVES STORAGE

TOTAL FLOOR AREA : 1706 sq.ft. (158.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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