



**hamlyn
smith.**

Greenways Crescent, Shoreham-By-Sea,
BN43 6HP

OIEO £550,000

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3 Bedrooms



2 Receptions



2 Bathrooms

Hamlyn Smith are delighted to present this exceptional three-bedroom, two-bathroom family home in Shoreham, which has been extended on the ground floor to provide a fantastic open-plan living, dining, and kitchen area that opens onto a beautiful garden. The property also benefits from driveway parking for up to three cars and a large garage.

- Three bedrooms
- Semi detached
- Off street parking and garage
- Large garden
- Ground floor open plan extension
- Quiet residential setting
- Council tax band - D
- Energy rating - C





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📍 50 Goldstone Villas, Hove, BN3 3RS

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The front door opens into a wide and welcoming hallway, characteristic of a 1930s house, with a side window that brings in natural light. On the ground floor, there are two reception areas. At the front of the house is a cosy living room, featuring stripped floorboards and an open fire. The chimney has been swept annually, and the fireplace has a cast iron surround with a slate hearth.

To the rear of the house is the stunning open-plan space. At the garden end is a wonderful lounge area over five metres wide, providing ample room for a generously sized dining table. The kitchen is set in its own designated area and features white cabinetry and Bosch appliances, including a four-burner gas hob, a double oven with grill, and a heating drawer beneath. There is a full-height fridge and space for a dishwasher. The current owner also uses two freezers housed in the garage.

The downstairs bathroom is a wet room, complete with a Mira remote-control shower system that includes both a waterfall shower head and a separate handheld attachment on a slider rail. This room also houses the washing machine, neatly concealed in a cupboard with useful storage above. Another cupboard here accommodates the combi boiler.

The garden is the crowning glory of this home. Generously proportioned, it extends approximately 25 metres (80 feet) in length and is also notably wide. It includes a large lawn, a patio, a decked area, a greenhouse, a summerhouse, and a shed tucked discreetly behind the summerhouse. Mature trees include olive, hawthorn, and bay, alongside various fruit trees and bushes. Two water butts aid with garden maintenance.

To the side of the property, behind gates, a driveway leads to a large garage with power and lighting. This section accommodates two vehicles, while there is space for an additional car on the front drive.

Upstairs, there are three bedrooms and the main bathroom, all accessible from a central landing that features a side window. Loft access is available via a pull-down ladder; the loft is boarded and has lighting. It is a large space with potential for conversion—many neighbours have already extended theirs. It is possible to create a staircase without sacrificing a bedroom if the gable end is extended. The main bedroom overlooks the garden and has a full wall of fitted wardrobes. The remaining two bedrooms are positioned at the front of the house. The bathroom is immaculately presented, with a white suite, a wall-hung vanity unit with an integrated hand basin, and a thermostatic shower over the bath. Chrome fittings and a chrome towel radiator complete the stylish finish.

The house benefits from double glazing throughout and features a new 'Solidor' double-glazed front door.



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