



## Four Winds | 36 Mill Hill | Shoreham-by-Sea | BN43 5TH Offers Over £600,000

Harrison Brant are delighted to offer this characterful 3 bedroom detached 1930's family home situated on sought after Mill Hill which is situated within approximately 200m of the picturesque South Downs. Features and accommodation include; separate lounge and dining room, modern fitted kitchen, utility room, ground floor shower room/W.C, refitted family bathroom, separate W.C, distant sea views to the rear, large carriage driveway to front, garage and a beautifully landscaped 100' rear garden. Situated in this established residential location approximately 1 mile from Shoreham town centre with its comprehensive range of bars, restaurants and shopping facilities as well as the mainline railway station. Beautiful downland walks are also close at hand. Internal inspection comes highly recommended.

- 3 Bedrooms
- 1930's Style Detached House
- 2 Reception Rooms
- Carriage Driveway
- Garage
- Landscaped 100' Rear Garden
- Modern Fitted Kitchen
- Utility Room
- GF Shower Room/W.C
- Sought After Mill Hill





## Property Description

uPVC double glazed front door to;

### ENTRANCE PORCH

With uPVC double glazed windows to front and side.

Tiled flooring, door to;

### ENTRANCE HALL

Central heating radiator, picture rail, wall mounted digital heating thermostat, understairs storage cupboard with hanging rail and shelf, further understairs storage cupboard housing electric fusebox and meter, stairs rising to first floor, door to;

### LOUNGE

21' 03" approx x 11' 01" approx (6.48m x 3.38m) Central heating radiator, TV aerial point and telephone point (subject to service providers regulations), serving hatch to kitchen, fireplace with inset gas fire, double glazed window to side, double glazed sliding doors to rear leading to rear garden.

### DINING ROOM

14' 0" into bay x 11' 2" (4.27m x 3.4m) Central heating radiator, picture rail, westerly facing uPVC double glazed bay window to front.

### KITCHEN

11' 2" x 8' 7" (3.4m x 2.62m) Modern fitted kitchen comprising a range of wall, base and drawer units with roll edged mirror fleck laminated working surfaces over, inset stainless steel single drainer sink unit with mixer tap, 4 burner gas hob with cooker hood over, fitted eye level "Zanussi" double oven, space for upright fridge freezer, part tiled walls, wood effect vinyl flooring, uPVC double glazed window to rear overlooking rear garden, door to;

### UTILITY AREA

10' 10" x 7' 9" (3.3m x 2.36m) Comprising a range of wall and base unit. Laminated working surface with space and plumbing for washing machine under, space for further appliance, tiled flooring, uPVC double glazed door to rear leading to rear garden, personal door to garage.

### GROUND FLOOR SHOWER ROOM/W.C

Comprising tiled shower cubicle with electric "Mira" shower unit, pedestal wash hand basin, low level close coupled W.C, central heating radiator, fully tiled walls and floor, uPVC double glazed window with frosted glass to side.

### FIRST FLOOR LANDING

Feature double glazed window with decorative stained glass inserts to side, airing cupboard housing hot water cylinder and slatted shelves over, coved ceiling, hatch to loft space, door to;

### BEDROOM 1

13' 03" approx x 11' 01" approx (4.04m x 3.38m) Central heating radiator, coved ceiling, range of built in wardrobes with hanging and shelf, further cupboard above, westerly facing uPVC double glazed window to front.

### BEDROOM 2

11' 01" approx x 10' 11" approx (3.38m x 3.33m) Central heating radiator, picture rail, built in wardrobe with hanging rail and shelf, uPVC double glazed window to rear overlooking rear garden and distant views towards the sea.

### BEDROOM 3

8' 07" approx x 7' 07" approx (2.62m x 2.31m) Central heating radiator, picture rail, 2 built in wardrobes with hanging rail and further cupboard above, uPVC double glazed window to rear overlooking rear garden and distant views towards the sea.

### BATHROOM

Panelled bath with handgrips and mixer tap, wash hand basin with mixer tap, chrome ladder style heated towel rail, fully tiled walls, tiled effect vinyl flooring, ceiling spotlights, uPVC double glazed window with obscured glass to side.

### SEPARATE WC

Low level close coupled W.C, uPVC double glazed window with obscured glass to side.

### OUTSIDE

#### FRONT GARDEN

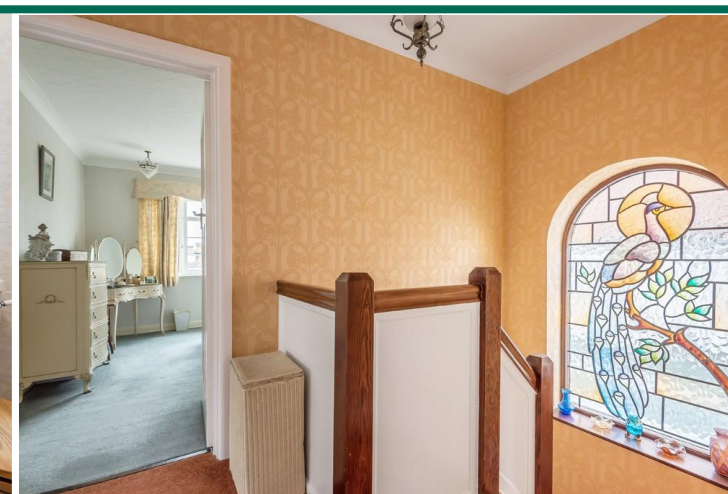
Block paved carriage driveway providing off street parking for numerous vehicles with circular rockery with mature flower & shrub borders, gated side access and garage to side.

#### GARAGE

16' 8" x 8' 1" (5.08m x 2.46m) With power & lighting, personal door to utility area.

#### REAR GARDEN

100' 0" approx x 37' 0" approx (30.48m x 11.28m) Attractive paved and lawned rear garden with mature flower, shrub and tree borders, timber built storage shed, outside tap.









## Tenure

Freehold

## Council Tax Band

F

## Viewing Arrangements

Strictly by appointment

## Contact Details

6 Brunswick Road

Shoreham-By-Sea

West Sussex

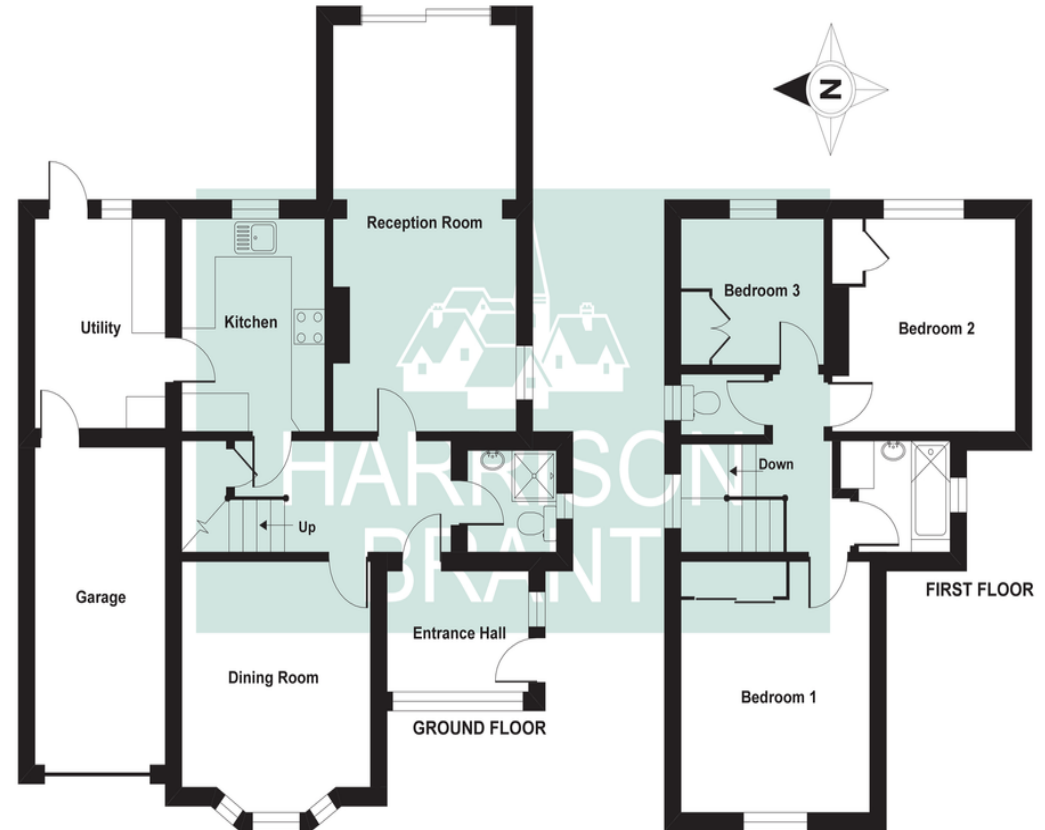
BN43 5WB

[www.harrisonbrant.co.uk](http://www.harrisonbrant.co.uk)

01273 464642

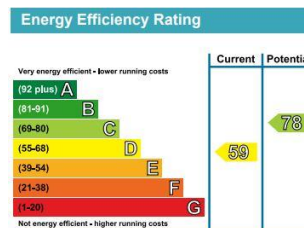
## Mill Hill, Shoreham-by-Sea, BN43

APPROX. GROSS INTERNAL FLOOR AREA 1427 SQ FT 132.5 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Harrison Brant Ltd REF : 459145



N.B. Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.

Items shown in the photographs are not necessarily included in the sale.

VIEWING STRICTLY BY APPOINTMENT THROUGH HARRISON BRANT

VALUATIONS: If you have a property to sell in our area, please ask for a free market valuation.

Whilst we endeavour to make our sales particulars accurate and reliable, should there be any detail which is particularly important to you, please contact our office and we will verify the information given.

