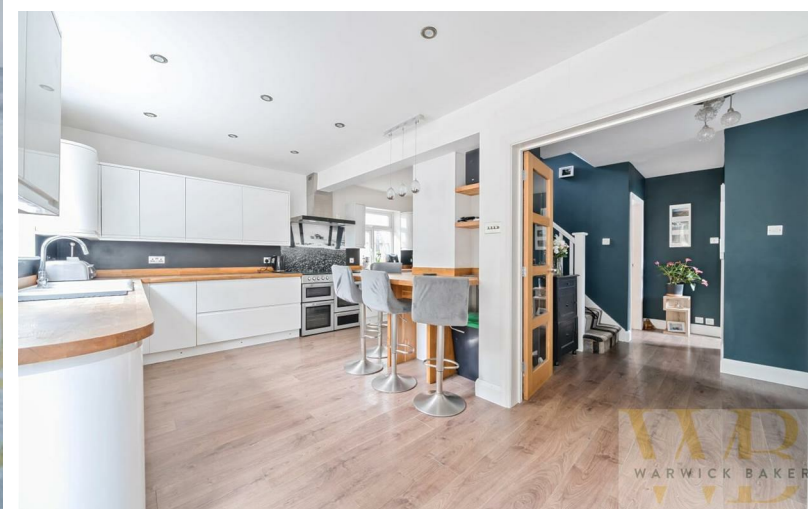




3 Parkside | | Shoreham-By-Sea | BN43 6HA

**WB**  
WARWICK BAKER  
ESTATE AGENT



## 3 Parkside | | Shoreham-By-Sea | BN43 6HA

£900,000

\*\*\* £900,000 \*\*\*

Warwick Baker estate agents are delighted to offer the to market this unique detached property in sought after Buckingham Park area and located in one of Shoreham's premier private roads. Several well regarded schools are close by including St. Nicholas Primary, Buckingham Primary and Shoreham Academy.

Shoreham town centre, with its fine array of independent shops, bars, cafés and restaurants is within easy walking distance and the mainline station provides easy access to Brighton and London.

- DETACHED HOUSE ON A PRIVATE ROAD, PARKSIDE
- FIVE DOUBLE BEDROOMS
- 'HORSESHOE' DRIVEWAY PROVIDING PARKING & GARAGE
- BACKING ONTO BUCKINGHAM PARK
- MASTER BEDROOM WITH ENSUITE W.C
- QUIET LOCATION, VIEWING IS A MUST 01273 461144
- WESTERLY ASPECT 20'10 X 17'10 KITCHEN/DINING ROOM
- TWO FURTHER SHOWER ROOMS
- 157 LIVING ROOM OPENING TO CONSERVATORY
- WESTERLY ASPECT GARDENS

## ENTRANCE HALL

Door to front, stairs rising to the First Floor Landing, doors giving access to Living Room, Bedroom 4 / Office, Shower Room / Wet Room, double doors to

## KITCHEN / DINING ROOM

20'10 x 17'10 (6.35m x 5.44m)

Extensive range of wall and base units, work surfaces over, inset sink unit, space for range style cooker with extractor hood over, space for further appliances, integral dishwasher, washing machine and drinks fridge.

Westerly and side aspect windows, French doors leading out onto the rear gardens.

## LIVING ROOM

15'7 x 12'1 (4.75m x 3.68m)

Front aspect window, opening to

## CONSERVATORY

11'7 x 9'4 (3.53m x 2.84m )

Westerly and side aspect windows with views over the rear gardens and patio doors leading out onto the decking area.

## BEDROOM 4 / OFFICE

13'7 x 7'4 (4.14m x 2.24m)

Front aspect window with views over the front garden. Currently used as an office /additional reception room but has

previously been used as a double bedroom.

## SHOWER ROOM

Refitted modern suite, walk-in shower, vanity unit with inset basin, cupboard under and to the side, W.C. Side aspect obscure glass window.

## FIRST FLOOR LANDING

Doors giving access to both Master Bedroom and Bedroom 4, side aspect window.

## MASTER BEDROOM

15'4 x 12'4 (4.67m x 3.76m )

Side aspect window and Juliette balcony with tilt and slide opening with views across Buckingham Park, door to En Suite W.C.

Door to a fully boarded attic space with Velux window and lighting over the living room.

## EN SUITE W.C

Modern white suite, comprising of a wash hand basin and W.C., Velux style window.

## BEDROOM 5

Front and side aspect windows.

## INNER HALLWAY

Stairs rising to Bedroom 3. Stairs going down to

## BEDROOM 2

Side aspect window, French doors leading out onto the rear gardens.

## SHOWER ROOM

Matching suite, corner shower unit, pedestal wash hand basin, W.C. Side aspect obscure glass window.

## BEDROOM 3

Juliet-style balcony with views over the rear gardens and into Buckingham Park, Velux-style window.

Door to a fully boarded attic space with a Velux window and lighting over the living room.

## OUTSIDE

### FRONT GARDEN

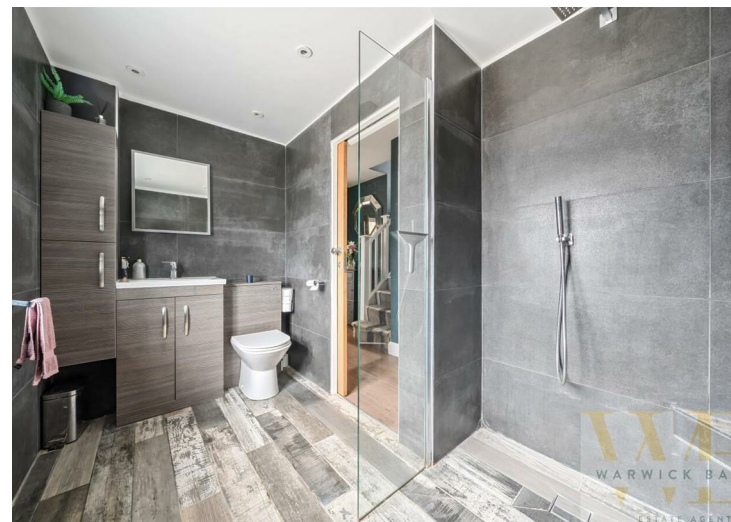
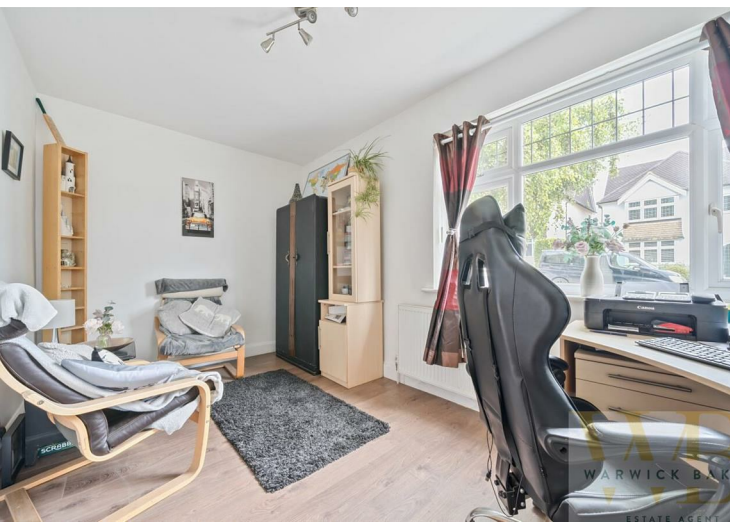
Horse-style driveway with parking for numerous cars, areas of the lawn with mature tree and shrub borders. Access gates to each side of the house enabling all-round access

### GARAGE

Up and over door, power and light.

### REAR GARDEN

Westerly aspect, a large area of lawn with mature tree and shrub borders, raised decking areas.



## Parkside, Shoreham-by-Sea, BN43

Approximate Area = 1431 sq ft / 132.9 sq m  
 Limited Use Area(s) = 133 sq ft / 12.3 sq m  
 Garage = 139 sq ft / 12.9 sq m  
 Total = 1703 sq ft / 158.1 sq m

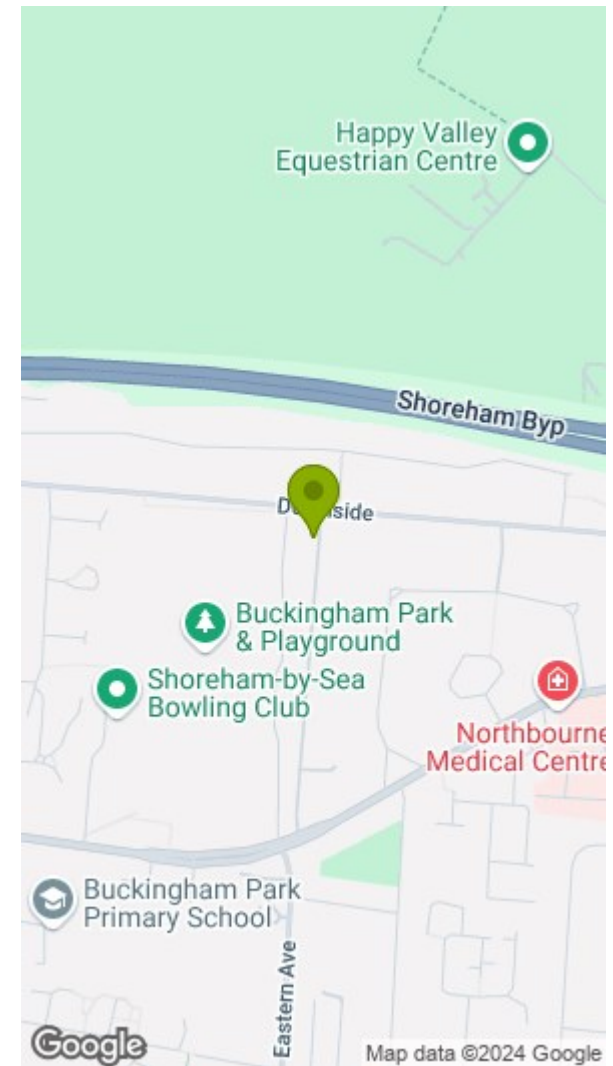
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworm 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1189561

### Disclaimer

- \* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- \* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- \* All measurements are approximate



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC