



91 Buckingham Road | | Shoreham-By-Sea | BN43 5UD

WB
WARWICK BAKER
ESTATE AGENT



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Offers In Excess Of £1,800,000

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WARWICK BAKER ESTATE AGENTS IS THRILLED TO PRESENT AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE THIS MAGNIFICENT 5-BEDROOM DETACHED PERIOD RESIDENCE, LOVINGLY RESTORED TO PRESERVE ITS HISTORICAL CHARM WHILE OFFERING MODERN COMFORTS.

THIS HOME BOASTS REMARKABLE FEATURES, INCLUDING TIMBER SALVAGED FROM THE ESTEEMED HMS ENCHANTRESS, WITH SMALL SILVER PLAQUES ADORNING THE DOORS TO SIGNIFY THE PROVENANCE. NOTABLY, THE STAIRCASE SHOWCASES MAIN MEMBERS CRAFTED FROM THIS SHIP'S WOOD, BEARING SIGNS OF THEIR STORIED PAST.

- BUCKINGHAM ROAD, SHOREHAM BY SEA
- FIVE BEDROOMS, MASTER SUITE ON THE 2ND FLOOR WITH SOUTH FACING BALCONY
- NO ONWARD CHAIN
- WALKING DISTANCE TO THE TOWN CENTRE, RAILWAY STATION
- GRANNY ANNEX / OFFICE / SELF CONTAINED APARTMENT
- CALL NOW TO VIEW 01273 461144
- IMPRESSIVE DETACHED RESIDENCE
- STUNNING SOUTHERLY ASPECT RECEPTION ROOMS WITH FIREPLACES AND DECORATIVE CEILINGS
- 0.4 ACRE PLOT WITH STUNNING WELL MAINTAINED GARDENS & NEW DRIVEWAY
- BUILT WITH TIMBER SALVAGED FROM THE ESTEEMED HMS ENCHANTRESS

NESTLED IN A HIGHLY SOUGHT-AFTER CENTRAL LOCATION, THIS PROPERTY BENEFITS FROM A BREATHTAKINGLY MATURE 0.4 ACRE SOUTHERLY FACING LANDSCAPED REAR GARDEN, COMPLEMENTED BY A SELF-CONTAINED 1-BEDROOM ANNEXE—PERFECT FOR GUESTS OR AS A PRIVATE RETREAT.

UPON ENTERING, ONE IS WELCOMED INTO AN IMPRESSIVE ENTRANCE HALL LEADING TO A SPACIOUS LOUNGE MEASURING AN EXPANSIVE 22' 4" X 14' 4" (6.81M X 4.37M). THIS INVITING SPACE IS FURTHER ENHANCED BY TWO VICTORIAN-STYLE CENTRAL HEATING RADIATORS AND A STUNNING FEATURE FIREPLACE THAT BOASTS AN INSET GAS FIRE, MARBLE SURROUND, AND ORNATE WOODEN MANTLE. THE LOUNGE IS BATHED IN NATURAL LIGHT, THANKS TO A GRAND MULLION DOUBLE-GLAZED BAY WINDOW, COMPLETE WITH A FITTED WINDOW SEAT, AND ADDITIONAL LARGE SOUTHERLY FACING UPVC DOUBLE-GLAZED WINDOWS THAT OVERLOOK THE PICTURESQUE GARDEN.

THE DINING ROOM (18' 2" X 12' 9" OR 5.54M X 3.89M) IS LUXURIOUS, EQUIPPED WITH A VICTORIAN-STYLE RADIATOR, APPEALING WOOD PANELING, AND A SOLID FUEL FIREPLACE ADORNED WITH AN EXPOSED BRICK SURROUND AND WOODEN MANTLE. ITS

CAPTIVATING TIMBER CEILING BEAMS ADD A TOUCH OF RUSTIC ELEGANCE, WHILE LARGE SOUTHERLY-FACING DOUBLE-GLAZED BAY WINDOWS INVITE THE WARMTH OF DAYLIGHT INSIDE, PERFECT FOR MEMORABLE GATHERINGS WITH FAMILY AND FRIENDS.

ADDITIONAL ACCOMMODATIONS ON THE GROUND FLOOR INCLUDE A WELL-APPOINTED STUDY, A CONVENIENT CLOAKROOM, AN EXPANSIVE KITCHEN/BREAKFAST ROOM WITH DOORS LEADING TO THE INVITING SOUTHERLY PATIO, A UTILITY ROOM, AND A DELIGHTFUL GARDEN ROOM, IDEAL FOR ENJOYING THE SERENE OUTDOOR SURROUNDINGS.

ASCENDING TO THE UPPER LEVELS, YOU WILL DISCOVER FIVE GENEROUSLY SIZED BEDROOMS, TWO OF WHICH FEATURE EN-SUITE FACILITIES, ALONGSIDE A CONTEMPORARY FITTED FAMILY BATHROOM/W.C.

THE CROWNING JEWEL IS THE MASTER SUITE LOCATED ON THE TOP FLOOR, COMPLETE WITH A PRIVATE SOUTHERLY FACING BALCONY, OFFERING A TRANQUIL ESCAPE, AND A LUXURIOUS BATHROOM.

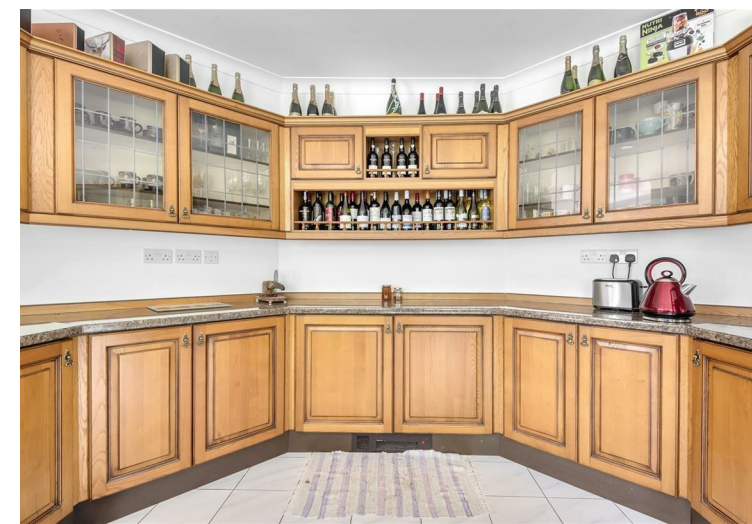
PRACTICAL AMENITIES INCLUDE A TOP-OF-THE-LINE HIGH-PRESSURE INTERNALLY PUMPED WATER SUPPLY

SYSTEM, DESIGNED TO ENSURE RELIABILITY EVEN IN CASES OF REDUCED OR ZERO FLOW FROM THE WATER PROVIDER, COMPLEMENTED BY A SOLAR-READY GAS BOILER FOR AN ECO-FRIENDLY TOUCH.

THE PROPERTY FURTHER BOASTS A CHARMING FRONT COURTYARD, A USEFUL STORAGE CELLAR, NUMEROUS PERIOD FEATURES, GARAGING WITH AN ELECTRIC DOOR, AND A SPACIOUS CARRIAGE DRIVEWAY. SECURITY IS PARAMOUNT; WITH A CCTV SYSTEM, ALARM SYSTEM AND MOTION-ACTIVATED LIGHTING, PROVIDING PEACE OF MIND.

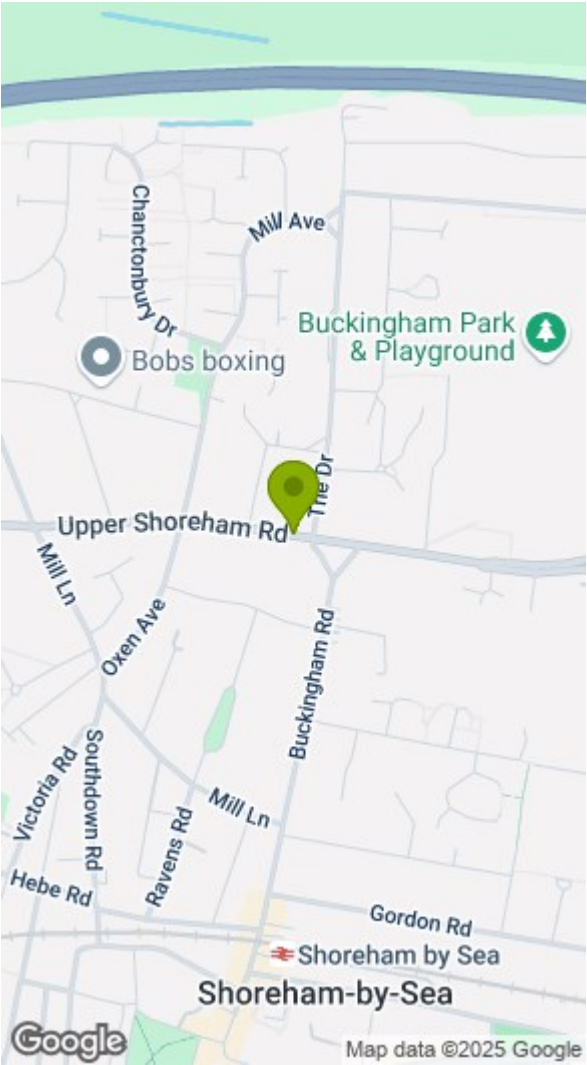
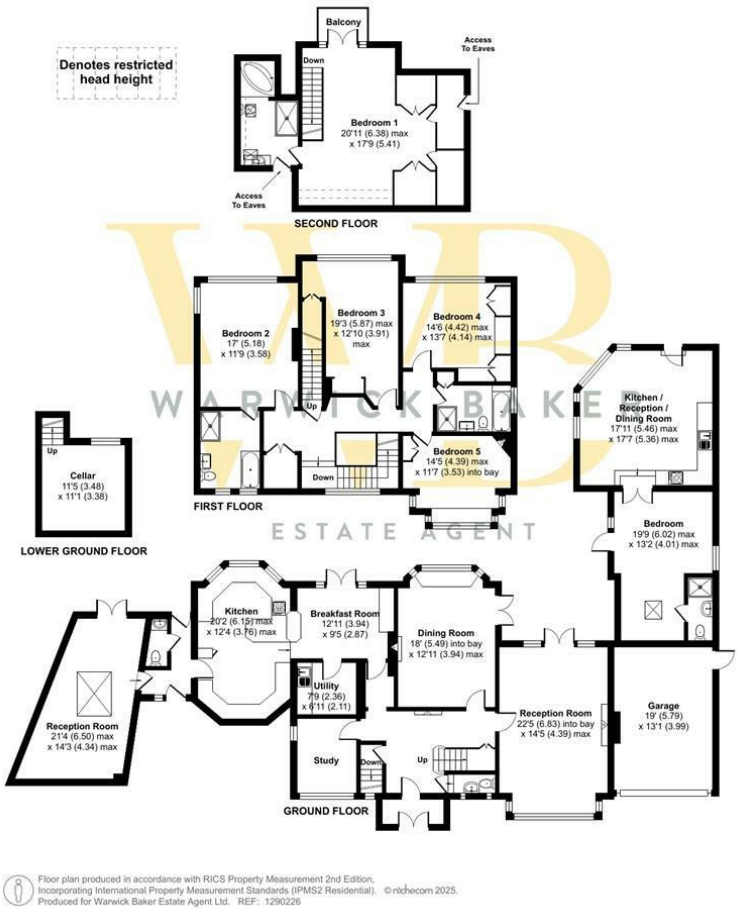
IDEALLY POSITIONED FOR COMMUTERS, THE PROPERTY IS LOCATED APPROXIMATELY 0.4 MILES FROM SHOREHAM MAINLINE RAILWAY STATION AND THE VIBRANT SHOREHAM TOWN CENTRE, WITH ITS DELIGHTFUL ARRAY OF BARS, RESTAURANTS, AND SHOPPING FACILITIES.

****VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE GRANDEUR AND UNIQUE CHARACTER OF THIS REMARKABLE ESTATE.****



Buckingham Road, Shoreham-by-Sea, BN43

Approximate Area = 3727 sq ft / 346.2 sq m
Limited Use Area(s) = 31 sq ft / 2.9 sq m
Annexe = 563 sq ft / 52.3 sq m
Total = 4321 sq ft / 401.4 sq m
For identification only - Not to scale



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