



Downsway, Shoreham-By-Sea BN43 5GH

welcome to

Downsway, Shoreham-By-Sea

We are delighted to offer for sale this substantial 5/6 bedroom detached family home, situated in this sought after location in Shoreham. The recently extended, renovated and stylishly presented accommodation has had no expense spared in creating this modern family space.

Entrance Porch

Approached by double glazed door.

Entrance Hall

Karndean flooring, LED downlights, understairs storage cupboard, upright vertical column radiator, smoke alarm.

Cloakroom

WC with concealed cistern, wash hand basin, tiled floor, frosted window to front.

Living Room

16' 7" x 12' (5.05m x 3.66m)

Extending to 19'6, a dual aspect room with near floor-to-ceiling plantation shutters to front and side, Southerly and Westerly aspects, LED downlights, radiator.

Feature Kitchen/family Room

23' 3" x 20' (7.09m x 6.10m)

A stunning family living space, perfect for entertaining. It features a bespoke, Leicht, contemporary fitted kitchen with wall, base units and soft-closing doors and drawers. Corian work surfaces throughout, Quooker boiling water tap, two Siemen ovens, one with microwave and WiFi function. Integrated dishwasher, fridge and separate freezer. Large island unit with Bora hob, integrated down extractor fan and storage cupboards. The flooring is polished concrete with underfloor heating. Window to side, full width, three panel sliding patio doors in anthracite grey aluminum. This allows seamless inside-outside living and views of the modern rear garden. Pitched zinc roof with large Velux windows and LED downlights.

Bedroom 6/guest Suite

14' x 7' 5" (4.27m x 2.26m)

Large anthracite grey aluminum window overlooking rear garden, carpeted with underfloor heating, sloped ceiling with adjustable downlights.

En-Suite Shower Room

Contemporary fittings with double-width shower cubicle, close coupled low-level WC, floating vanity unit with mixer tap, tiled floor with underfloor heating, LED downlights.

Utility Room

9' 8" x 5' 5" (2.95m x 1.65m)

Sink and drainer, work surface, wall and base units, plumbing for washing machine and tumble dryer, LED downlights, extractor fan, door to garage.

First Floor Landing

Glass enclosed staircase from the ground floor, plantation shutters to the front window being Westerly aspect, loft access with ladder, airing cupboard, LED downlights.

Master Bedroom

18' 5" x 9' 2" (5.61m x 2.79m)

Narrowing to 6'2, dual aspect room overlooking the front and rear gardens, two double built in wardrobe cupboards, black-out blinds to the rear and plantation shutters at the front, LED downlights, radiator.

En-Suite Wet Room

Glass enclosed cubicle with both rainfall and regular shower heads, floating hand basin/vanity unit, mirrored wall cabinet, close coupled low level WC, radiator/towel rail, fully tiled, LED downlights, frosted window.

Bedroom 2

11' 9" x 8' 1" (3.58m x 2.46m)

Window to rear overlooking garden, double built in wardrobe cupboards, black-out blinds, radiator.

Bedroom 3

11' 9" x 8' 1" (3.58m x 2.46m)

Window to side, double built in wardrobe cupboard, black-out blind, radiator.

Bedroom 4

11' 8" x 8' 7" (3.56m x 2.62m)

Window to front with plantation shutters, double built in wardrobe cupboards, radiator, and door to study/bedroom 5.

Study/bedroom 5

11' 9" x 8' 8" (3.58m x 2.64m)

Full width window to front with plantation shutters, double built in wardrobe cupboards, radiator.

Bathroom

Modern contemporary bathroom, frosted window to rear, bath with mixer taps, shower, floating vanity unit with hand basin, radiator/towel rail, tiled floor, part tiled splash backs.

Seperate Wc

Close coupled low-level WC, frosted window to rear, tiled floor.

Outside Front

Lawn area with bushes and shrubs, raised flower bed along the front of the house, external sensor lighting, parking for 4 vehicles.

Rear Garden

57' x 36' (17.37m x 10.97m)

Level rear garden enclosed by fence and wall with outside lighting. Landscaped with two areas of lawn and two large patio areas with granite paving.



Total floor area 187.0 sq. m. (2,013 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by www.focalagent.com



welcome to
Downsway,
Shoreham-By-Sea

- EXCEPTIONALLY WELL-PRESENTED FAMILY HOME
- FLEXIBLE ACCOMMODATION OFFERING 5 OR 6 BEDROOMS
- RECENTLY RENOVATED AND EXTENDED
- FEATURE 23' X 20' KITCHEN/FAMILY ROOM
- GUEST SUITE AND BATHROOM

Tenure: Freehold EPC Rating: E

£1,150,000



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