



Lesser Foxholes, Shoreham by Sea

Guide Price **£625,000**



Property Type: Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: E

- Feature South/West Facing Private Courtyard
- Good Size Well Kept Feature Rear Garden
- Off Street Parking Leading To Brick Built Garage
- Spacious Lounge/Dining Room
- Three Double Bedrooms
- Ground Floor Wc
- Pleasant Views Over Open Fields
- Being Within Half A Mile Of Access To Walks Over The South Downs
- Open Plan Office Area
- Popular North Shoreham Location

We are delighted to offer for sale this well presented three double bedroom detached house situated in this sought after location close to the South Downs.



Ideally situated in this popular residential area in "Old Shoreham" on the southern slopes of the South Downs. The centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station is just over 1 mile distant whilst pleasant Downland and River walks are close to hand.



Obscured glass leaded light, pvcu double glazed front door through to:-

SPACIOUS ENTRANCE HALL East aspect. Comprising obscure glass leaded light pvcu double glazed window, radiator, carpeted flooring, under stairs storage cupboard with shelving, sunken spotlights.

GROUND FLOOR BEDROOM TWO South/West aspect. Comprising pvcu double glazed windows with fitted shutter blinds, radiator, single light fitting, carpeted flooring, coving.

GROUND FLOOR WC East aspect. Comprising pvcu double glazed window, low flush wc, wall mounted hand wash basin with mixer tap, laminate flooring, radiator, single light fitting.

FITTED KITCHEN North/East and East aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset single drainer sink unit with mixer tap, part tiled splash backs, integrated appliances include four ring gas hob with oven below and extractor fan over, dishwasher, space and provision for fridge/ freezer. Laminate flooring, radiator, ceiling light fitting with directable spotlights, obscured glass pvcu double glazed door to side access.

DUAL ASPECT OPEN PLAN LOUNGE / DINING ROOM South/West and North/East aspects. Comprising pvcu double glazed window, pvcu double glazed double doors leading out onto rear garden, pvcu double glazed door leading out onto sun trap courtyard, radiator, carpeted flooring, fitted storage cupboards, single light fitting.

FIRST FLOOR LANDING West aspect. Comprising feature leaded light pvcu double glazed window, storage cupboard, sunken spotlights, opening to :-

OPEN PLAN OFFICE AREA Comprising carpeted flooring, sunken spotlights.

BEDROOM ONE South/West and North/East aspects. Comprising two pvcu double glazed windows with fitted shutter blinds, radiator, carpeted flooring, single light fitting.

BEDROOM THREE South/West and North/East aspects. Comprising two pvcu double glazed windows with fitted shutter blinds, radiator, carpeted flooring, two built in storage cupboards, single light fitting.

FAMILY BATHROOM North/East aspect. Comprising obscured glass pvcu double glazed windows, contemporary hand wash basin with vanity unit below, tiled enclosed bath with integrated shower over and feature mirror tiled splashback, low flush wc, wall mounted heated towel rail, tiled flooring, part tiled walls, sunken spotlights, loft hatch access.

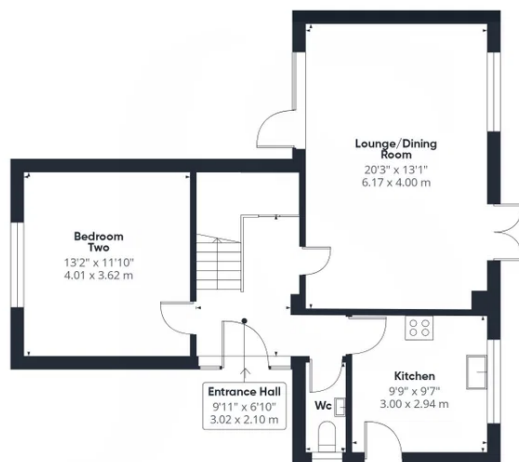
FRONT GARDEN Large lawn area with mature tree, private driveway with off street parking for multiple vehicles leading to garage.

FEATURE REAR GARDEN Step down onto large lawned area, pathway leading to wooden external storage area, steps up to raised seating area and rockery. Feature pergola with paved patio area. Timber built shed, various mature flowers, shrubs and trees, pathway leading to courtyard, gate to side access.

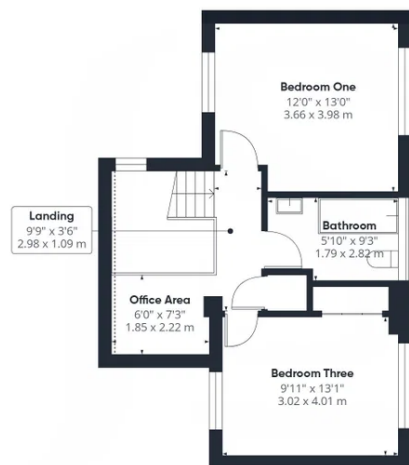
COURTYARD Accessed via the Lounge/Dining Room, having steps down to laid to patio area with raised flower sleeper beds with various shrubs, and bushes, fence and wall enclosed, side pathway leading to rear garden.

BRICK BUILT GARAGE With up and over door, pvcu double glazed window, door to rear garden.





Ground Floor



Floor 1



Approximate total area^m

1098 ft²
102 m²

Reduced headroom

3 ft²
0.2 m²

(1) Excluding balconies and terraces

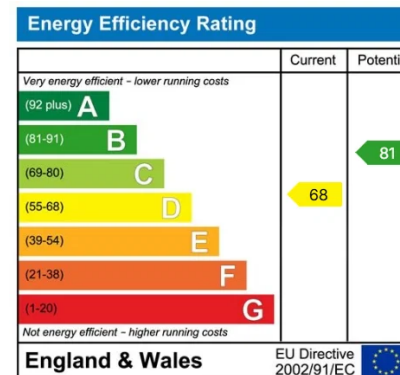
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.