



**Mill Hill Drive, Shoreham By Sea**

**£850,000**



**Property Type:** Detached Bungalow

**Bedrooms:** 4

**Bathrooms:** 3

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** F

- Spacious Four Double Bedroom Detached Chalet
- Dual Aspect Lounge
- Contemporary Kitchen/Dining Room
- Wrap Around Sun Trap Rear Garden
- Extensive Off Road Parking For Multiple Vehicles & Detached Garage
- Underfloor Heating Throughout
- Main Bedroom With Dressing Room And South Facing Juliette Balcony With Sea Views
- Versatile Living Accommodation
- Separate Utility Room
- Garden Room With Power & Lighting

We are delighted to offer for sale this renovated and extended four double bedroom detached chalet style family home situated on a generous wrap around corner plot benefitting distant roof top and sea views.



Situated In This Sought After North Shoreham Location. Being ideally situated on gently rising ground in this sought after location being with approximately 1 mile of Shoreham Town Centre with its mainline railway station, health centre, library and comprehensive shopping facilities. Mill Hill nature reserve is also near by.



Front door through to:- **SPACIOUS ENTRANCE HALL** North aspect. Comprising frosted glass pvcu double glazed window, laminate flooring, recessed spotlights, stairs to first floor, understairs storage cupboard.

**DOUBLE ASPECT SPACIOUS LOUNGE** North and South aspect. Comprising double doors into entrance hall, two large double glazed aluminium framed windows with fitted blinds, carpeted flooring, recessed spotlights, feature contemporary fire.

**CONTEMPORARY OPEN PLAN KITCHEN/DINING ROOM**

Dining area: South aspect. Comprising three double glazed aluminium framed sliding doors out to rear garden with integrated blinds, laminate flooring, recessed spotlights, opening through to:-

Kitchen area: South aspect. Comprising double glazed aluminium framed window with integrated blinds, contemporary fitted units with cupboards and drawers, two eye level ovens, Quartz double bowl single drainer sink unit with feature Quooker mixer tap with cube system providing instant hot, cold or sparkling water, water softener system, laminate flooring, recessed spotlights, separate kitchen island with induction hob and integrated extractor fan, drawers below and breakfast bar seating for four, feature pendant lights over, door to entrance hall.

**UTILITY ROOM** South aspect. Comprising frosted glass aluminium framed door out to rear garden, work surface with cupboard below and matching cupboards either side, space and plumbing for washing machine and dryer, stainless steel single drainer sink unit with mixer tap, recessed spotlights.

**DOUBLE ASPECT GROUND FLOOR BEDROOM** North and West aspect. Comprising double glazed aluminium framed window, further letter box aluminium framed window, laminate flooring, built in storage cupboard, recessed lighting.

**DOUBLE ASPECT GROUND FLOOR BEDROOM/POTENTIAL ANNEXE** North and East aspect. Comprising double glazed aluminium framed window with fitted blind, frost glass letterbox aluminium framed window, frost glass double glazed aluminium framed door to side access, worktop with cupboards and drawers below, inset stainless steel single drainer sink unit with mixer tap.

**GROUND FLOOR FAMILY BATHROOM** East aspect. Comprising frosted glass double glazed aluminium framed window, tile enclosed bath with mixer tap and tiled surround, low flush wc, modern sink unit with storage below and tiled splashback, wall mounted ladder style heated towel rail, recessed spotlights.

**FIRST FLOOR LANDING** Comprising carpeted flooring, recessed spotlights, pendant light fitting, velux window.

**SOUTH FACING BEDROOM ONE** South aspect. Comprising double glazed aluminium framed double doors with integrated blinds onto Juliette balcony benefitting from roof top and distant sea views, carpeted flooring, recessed spotlights, storage cupboard with hanging rail and shelving.

Walk in wardrobe space with hanging rail and shelving, two ceiling lights, door through: -

**EAVES STORAGE** Large storage space with ceiling strip light.

**BEDROOM TWO WITH ENSUITE** South aspect. Comprising double glazed aluminium framed window, two velux windows, carpeted flooring, opening to walk in wardrobe with hanging rails. Door to:-

**ENSUITE SHOWER ROOM** South aspect. Comprising frosted glass double glazed aluminium framed window, corner shower cubicle with integrated shower and shower attachment, low flush wc, modern sink with storage below, recessed spotlights, vinyl flooring.

**FIRST FLOOR SHOWER ROOM** South aspect. Comprising frosted glass double glazed aluminium framed window, walk in shower cubicle with integrated shower and shower attachment, modern sink with storage below, low flush hidden cistern wc, wall mounted ladder style heated towel rail, recessed spotlights.

**FRONT GARDEN** Wrap around front garden, in and out drive way offering off road parking for multiple vehicles, block paved parking space with gate to rear garden, four wall mounted light fittings, various shrub and plant borders, dwarf wall and fence enclosed, opening to;

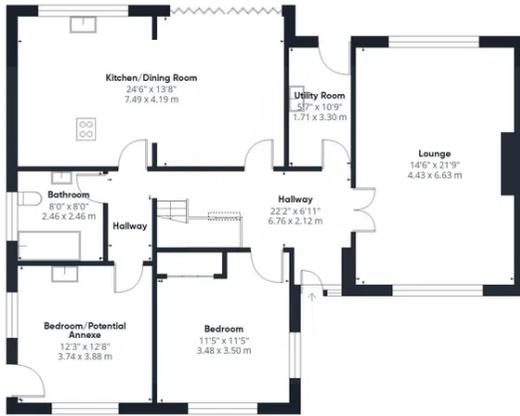
**SIDE GARDEN** Patio sitting area, fence enclosed, wall mounted light fitting, steps up to door to ground floor bedroom

**SOUTH FACING REAR GARDEN** Raised patio area with steps to down to large patio area leading further onto lawn area leading onto chipstone with access to the front garden. Timber built shed, side gate to access to Mill Hill Gardens, fence enclosed.

**GARDEN ROOM** West and South aspect. Comprising pvcu double glazed double doors out to rear garden, pvcu double glazed windows, vinyl flooring, two wall lights, power points.

**DETACHED GARAGE** With motorised up and over door, obscure glass window, electric car charger point, ceiling strip light, power points.





Ground Floor Building 1

Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



**Approximate total area<sup>(1)</sup>**  
 2645 ft<sup>2</sup>  
 245.7 m<sup>2</sup>

**Reduced headroom**  
 221 ft<sup>2</sup>  
 20.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	80
(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	

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.