



Windlesham Road | Shoreham by Sea | BN43 5AE  
Offers Over **£1,000,000**

**JS**  
*Signature*  
jacobs Steel



We are delighted to offer for sale this substantial five bedroom detached family home situated in this sought after central Shoreham location.



A home of style & sophistication





  
Five Bedroom Detached Family Home





# Key Features

- Five Bedroom Detached Family Home
- Three Reception Rooms
- Fitted Kitchen With Separate Utility Room
- Useful Walk In Eaves Storage Space
- Garage
- Off Street Parking For Multiple Vehicles
- Large Sun Trap Rear Garden
- Sought After Central Shoreham Location
- Short Walk To Mainline Railway Station
- Versatile Accommodation



**5 Bedrooms**



**2 Bathrooms**



**3 Reception Rooms**



**Versatile Accommodation**

## INTERNAL

EXPOSED PORCH Front door through to:-

SPACIOUS ENTRANCE HALL Comprising contemporary wall mounted upstanding radiator, two stained glass original windows, understairs storage cupboards, stripped solid oak wood flooring, picture rail, cupboard with shelving, wall mounted heating control panel.

SHOWER ROOM Comprising fully tiled shower cubicle having a wall mounted electric shower, low flush wc, part tiled walls, contemporary wall mounted upstanding radiator, hand wash basin, tiled flooring, skylight.

SPACIOUS LOUNGE South aspect. Comprising large pvcu double glazed bow fronted bay window, coal effect gas fire with attractive surround and slate hearth, two radiators, picture rail, stripped solid oak wood flooring, double doors and windows leading through to:-

SEPARATE DOUBLE ASPECT DINING ROOM South and West aspect. Comprising two pvcu stained glass windows, two further pvcu double glazed windows with pvcu double glazed double doors leading out onto front garden, stripped solid oak wood flooring, radiator, picture rail, fitted corner unit with shelving.

OPEN PLAN DOUBLE ASPECT THIRD RECEPTION ROOM/OFFICE West and North aspect. Comprising three pvcu double glazed windows, freestanding Potterton Kingfisher II boiler, laminate flooring, radiator, sunken spotlights.

DOUBLE ASPECT OPEN PLAN KITCHEN/DINER West and North aspect. Comprising pvcu double glazed window with fitted roller blind, pvcu double glazed double doors leading out onto rear garden, radiator, laminate flooring, space for freestanding fridge/freezer, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, space for range cooker with extractor fan over, part tiled splashbacks, further roll edge laminate work surfaces with cupboards below, further matching eye level cupboards, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, sunken spotlights. Door to:-

SEPARATE UTILITY ROOM North aspect. Comprising pvcu double glazed window with fitted roller blind, sunken spotlights, roll edge laminate work surface with cupboards below, inset circular bowl stainless steel sink unit with mixer tap, built in cupboard with shelving, radiator, laminate flooring, provision for washing machine, space for freezer, door to garage.

LARGE FIRST FLOOR LANDING Accessed via solid oak staircase. Comprising under stairs storage cupboard, radiator, picture rail, large pvcu double glazed window.

MASTER BEDROOM ONE South aspect with pleasant views looking down Windlesham Gardens. Comprising large bow fronted pvcu double glazed window, pvcu double glazed window and doors leading out to West facing balcony. Radiator, coving, range of matching fitted wardrobes with hanging rail and shelving.

## INTERNAL Continued...

BEDROOM TWO WITH BALCONY South aspect with pleasant views looking down Windlesham Gardens. Comprising pvcu double glazed window with roller blind and pvcu double glazed doors leading out to West facing balcony. Fitted cupboard with hanging rail and cupboard over, radiator, picture rail.

DOUBLE ASPECT BEDROOM THREE North and West aspect. Comprising three pvcu double glazed windows with fitted blinds, coving, fitted cupboard with hanging rail and cupboard over, radiator.

BEDROOM FOUR North aspect. Comprising pvcu double glazed window with fitted roller blind, radiator, picture rail.

SEPARATE WC West aspect. Comprising pvcu double glazed window, low flush wc, tiled flooring.

FAMILY BATHROOM North aspect. Comprising obscure glass pvcu double glazed window with fitted roller blind, panel enclosed bath having an integrated shower over, hand wash basin with vanity unit below, part tiled walls, tiled flooring, contemporary wall mounted upstanding radiator, built in airing cupboard housing factory lagged hot water tank with slatted shelving and further cupboard over.

SECOND FLOOR LANDING Comprising two recessed storage cupboards, useful storage space.

DOUBLE ASPECT BEDROOM North and West aspect. Comprising two pvcu double glazed windows with fitted blinds, radiator, open plan walk in wardrobe. Door to walk in eaves storage cupboard.

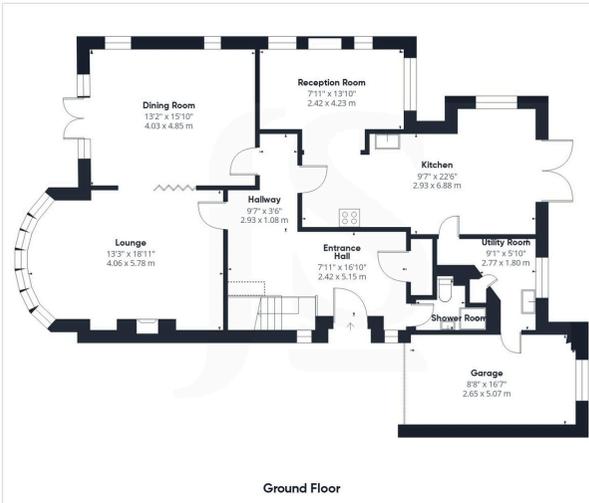
## EXTERNAL

FRONT GARDEN Large tarmac area affording off road parking for approximately five vehicles, leading onto lawned area having various mature shrub, tree and plant borders. Gate to side access.

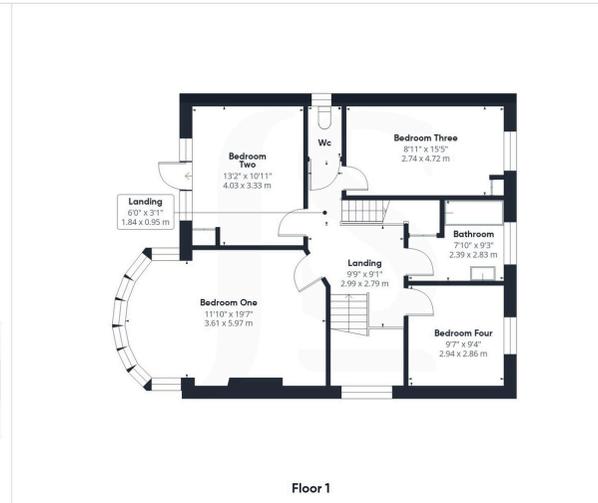
LARGE SUN TRAP REAR GARDEN Paved area onto large lawned area having various mature shrub, tree and plant borders, greenhouse, timber built shed, outside tap, gate to side access.

## LOCATION

Conveniently situated within half a mile of Shoreham mainline railway station and the Town Centre with its comprehensive shopping facilities, health centre and library which are all just a short walk away. There is a footbridge at the end of East Street over the River Adur to Shoreham Beach, and pleasant walks and rides nearby over the South Down or up the Adur Valley.



Ground Floor



Floor 1



Floor 2



Approximate total area<sup>1)</sup>

2386 ft<sup>2</sup>  
221.7 m<sup>2</sup>

Reduced headroom

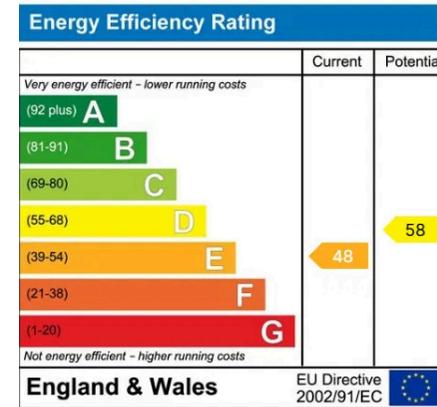
28 ft<sup>2</sup>  
2.6 m<sup>2</sup>

(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



## Property Details:

Floor area (as quoted by Floorplan): 2386 sqft

Tenure: Freehold

Council tax band: G

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.