



Upper Kingston Lane | Shoreham by Sea | BN43 6TG
Offers Over **£800,000**

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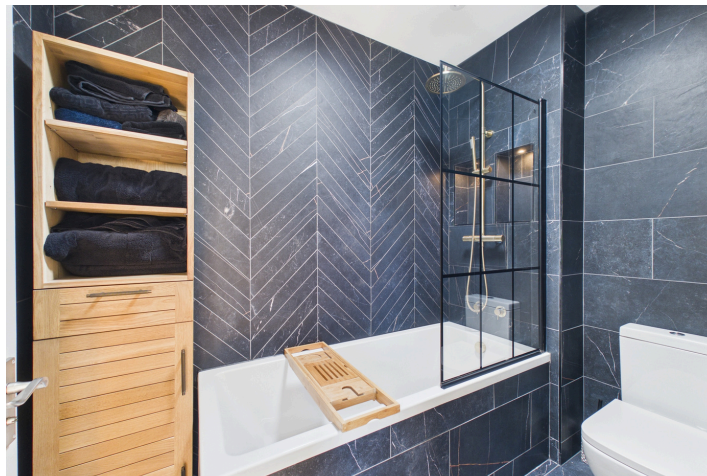


We are delighted to offer for sale this rare and impressive four bedroom semi detached house also benefitting from a self contained annex, positioned on this large corner plot location enjoying fantastic downland and distant sea views.



A home of style & sophistication







Property details: Upper Kingston Lane | Shoreham by Sea | BN43 6TG

Key Features

- Self Contained Granny Annex
- Workshop With Power and Lighting
- Sun Trap Garden To Three Sides
- Impressive Dual Aspect Open Plan Kitchen/Dining Room
- Separate Utility Room
- Versatile Accommodation Over Two Floors
- Two Bedrooms
- Off Road Parking
- Good School Catchment Area
- Internal Inspection Is A Must



4 Bedrooms



2 Bathrooms



2 Reception Rooms



**Versatile Accommodation
Over Two Floors**

INTERNAL

EXPOSED PORCH Pvcu double glazed front door through to:-

SPACIOUS L-SHAPED ENTRANCE HALL Comprising engineered oak wood flooring, cupboard housing wall mounted electric meter, radiator, built in storage cupboard with shelving and cupboard over, sunken spotlights.

GROUND FLOOR CONTEMPORARY BATHROOM Comprising recessed shelving, panel enclosed bath having an integrated shower with shower attachment, low flush wc, contemporary hand wash basin with vanity unit below, tiled flooring, sunken spotlights, feature LED shelf and mirror lights, circular skylight, extractor fan, contemporary wall mounted heated towel rail.

BEDROOM TWO South/East aspect benefitting from distant sea glimpses. Comprising two aluminum double glazed windows with fitted blackout roller blinds, radiator, engineered oak wood flooring, sunken spotlights.

BEDROOM ONE North/West aspect. Comprising aluminum double glazed window with fitted blackout roller blind, radiator, engineered oak wood flooring, two fitted wardrobes with cupboard over, two wall mounted lights.

SPACIOUS LOUNGE South/East aspect benefitting from distant sea glimpses. Comprising aluminum double glazed bay window, engineered oak wood flooring, fitted dual fuel burner with slate hearth and wood mantel, recessed shelving with cupboards under.

DUAL ASPECT OPEN PLAN KITCHEN/DINING ROOM North and East aspect. Comprising aluminum double glazed window, solid oak work surfaces with cupboards below, inset single drainer one and a half bowl sink unit with contemporary mixer tap, matching integrated appliances include dishwasher, bin, fridge/freezer and larder cupboard. Space and provision for Range cooker with extractor fan over. Central island with cast concrete worktop and cupboards below, fitted oak breakfast bar with seating for four. Feature shelving with under lighting, part tiled splash backs, sunken spotlights, engineered oak wood flooring with underfloor heating, three aluminum framed double glazed bi-folding doors, feature wood effect gas wood burner on concrete plinth, bespoke under stairs storage cupboard with space under, wall mounted heating control panel.

UTILITY ROOM North/east aspect. Comprising aluminum double glazed floor to ceiling window and door leading out onto side access, solid oak work surfaces with cupboards below, matching cupboards with hanging rail and shelving, space and provision for washing machine and tumble dryer. Inset one and a half bowl sink unit with contemporary mixer tap, sunken spotlights, part tiled splash backs, engineered oak wood flooring with underfloor heating.

FIRST FLOOR LANDING

MODERN SHOWER ROOM North/East aspect. Comprising aluminum double glazed window, eaves storage space, contemporary hand wash basin with vanity unit below, low flush wc, wall mounted heated towel rail, shower cubicle with recessed shelving having an integrated shower with shower attachment, tiled flooring, fully tiled walls, extractor fan, sunken spotlights.

INTERNAL Continued....

BEDROOM THREE South/East aspect offering breath taking distant sea and roof top views. Comprising two large double glazed Velux windows with fitted blackout blinds, radiator, eaves storage cupboard, wall mounted lights, recessed shelving, exposed beams.

BEDROOM FOUR North/West aspect benefitting from breath taking direct views over looking the south downs, Comprising large Velux window with fitted blackout blind, radiator, exposed beams.

EXTERNAL

LARGE FRONT GARDEN Large lawned area having various mature shrub, tree and plant borders, outside tap, scope for additional off-road parking (stnp), gate to side access.

SUN TRAP REAR GARDEN North, East and South aspect. Large lawned area having various mature shrub, tree and plant borders, stepping up onto large tarmac area affording off-road parking for two/three vehicles, wall mounted electric car charging point, outside tap, gate to side access, further area having laid chip stone offering good entertain space with space for firepit, being wall enclosed.

WORKSHOP Having two double glazed windows, two doors, shelving and benefitting from power and lighting.

SELF-CONTAINED ONE BEDROOM BRICK BUILT ANNEX
With pitched roof having a separate power supply.

Pvcu double glazed front door through to:-

ENTRANCE HALL Door through to:-

OPEN PLAN LOUNGE/KITCHEN AREA East and West aspect.

Lounge area: Comprising pvcu double glazed bay window, loft hatch access, wall mounted electric heater.

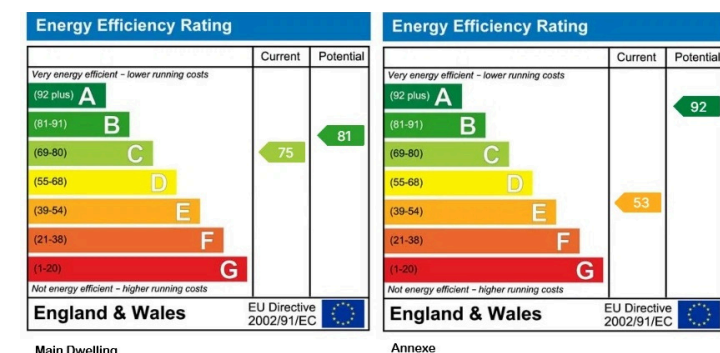
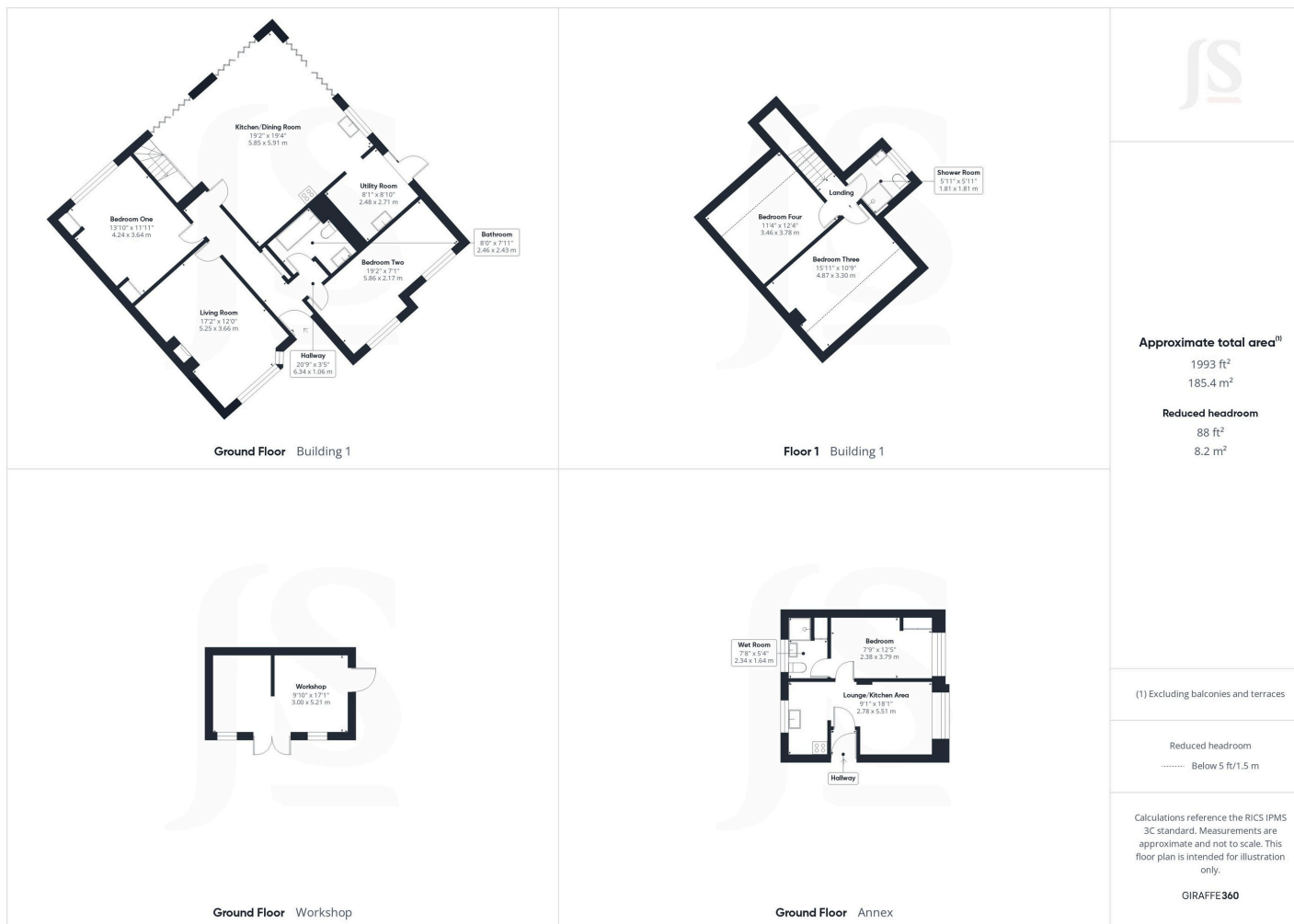
Kitchen area: Comprising pvcu double glazed window with fitted roller blind, worksurfaces with cupboards below and matching eye level cupboards, inset stainless steel single drainer sink unit, space and provision or cooker, washing machine, fridge/freezer, tiled flooring, part tiled splash backs.

BEDROOM East aspect. Comprising pvcu double glazed window, wall mounted electric heater, fitted wardrobes with hanging rail and shelving, door to:-

WET ROOM North/West aspect. Comprising obscure glass pvcu double glazed window, pedestal hand wash basin, low flush wc, shower area having a wall mounted Triton electric shower being fully tiled, cupboard with slatted shelving, tiled flooring, wall mounted electric heated towel rail, extractor fan.

LOCATION

Conveniently situated on the border of Shoreham and Southwick, with the centre of Southwick being close by having comprehensive shopping facilities including Waitrose, Flour Pot Bakery and a variety of local shops and cafes, along with a railway station. The Holmbush shopping centre with Marks & Spencer, Tesco's and Next is approximately 1/2 mile away to the West. Pleasant Downland walks and rides can be found a stones through away whilst local sought after schools are also close by.



Property Details:

Floor area (as quoted by Floorplan): 1993 sqft

Tenure: Freehold

Council tax band: E

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.