



Rosslyn Road, Shoreham by Sea

Guide Price **£850,000**



Property Type: Detached House

Bedrooms: 5

Bathrooms: 3

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Three Bathrooms - (One Ensuite)
- Versatile Accommodation
- Utility Room
- Modern Newly Fitted Full Width Kitchen/Dining Room
- Spacious Open Plan Lounge
- Impressive Entrance Hall With Vaulted Ceiling
- Five Double Bedrooms
- Off Road Parking
- No Ongoing Chain
- External Office/Storage Space

We are delighted to offer for sale this unique and rare opportunity to acquire this impressive recently renovated and extended five bedroom detached house situated within this popular residential location.



Ideally situated close to the heart of Shoreham town centre within a short walk of comprehensive shopping facilities, health centre, library and mainline railway station. There is a footbridge over the River Adur to Shoreham Beach, whilst Worthing and Brighton are both easily accessible.



EXPOSED PORCH Pvcu double glazed door through to:-

IMPRESSIVE OPEN PLAN ENTRANCE HALL With vaulted ceiling. Comprising fitted cupboards with cupboards over, sideboard with cupboards under, large pvcu double glazed Velux window, acoustic cladding, exposed beams, wall mounted heating control panel, sunken spotlights.

UTILITY ROOM Comprising recently installed electric meter, newly installed Eco friendly air source heat pump, matching cupboard with plumbing for washing machine.

GROUND FLOOR MODERN BATHROOM Comprising shower cubicle being fully tiled having an integrated shower with shower attachment, low flush wc, panel enclosed bath with shower attachment, fully tiled walls, tiled flooring, contemporary hand wash basin with vanity unit below, wall mounted LED smart mirror, sunken spotlights, extractor fan.

GROUND FLOOR ENSUITE BEDROOM ONE South aspect. Comprising pvcu double glazed bay window, radiator, sunken spotlights, newly fitted carpet, door to:-

ENSUITE SHOWER ROOM Comprising fully tiled shower cubicle having wall mounted electric Mira shower, shower screen, recessed shelving, contemporary hand wash basin with vanity unit below, low flush wc, part tiled walls, wall mounted heated towel rail, sunken spotlights, extractor fan, tiled flooring.

GROUND FLOOR BEDROOM TWO South aspect. Comprising pvcu double glazed window into bay, radiator, sunken spotlights, newly fitted carpet.

IMPRESSIVE MODERN OPEN PLAN KITCHEN/DINING ROOM North aspect. Comprising two large skylights, 4m triple track aluminium framed double glazed sliding doors out to rear garden. Island/breakfast bar with seating for four with laminate worksurface and cupboards below and integrated dishwasher, four ring induction hob with built in extractor fan. Further worksurfaces with cupboards below and matching eye level cupboards, inset twin sink with contemporary mixer tap, integrated double oven, matching integrated microwave oven, corner pantry cupboard with shelving, matching integrated fridge/freezer, sunken spotlights, underfloor heating with wall mounted heating control panel, opening through to:-

OPEN PLAN LOUNGE AREA East aspect Comprising pvcu double glazed window, underfloor heating with wall mounted heating control panel, sunken spotlights.

FIRST FLOOR LANDING Comprising sunken spotlights, wall mounted heating control panel, newly fitted carpet.

BEDROOM THREE South aspect. Comprising pvcu double glazed window, wall mounted contemporary radiator, two large eaves storage cupboards, bespoke fitted wardrobes with recessed shelving, newly fitted carpet.

BEDROOM FOUR North aspect. Comprising pvcu double glazed window, wall mounted contemporary radiator, bespoke fitted wardrobes with built in dressing table, large recessed storage cupboard, sunken spotlights, newly fitted carpet.

BEDROOM FIVE West aspect. Comprising pvcu double glazed window, wall mounted contemporary radiator, spotlights, newly fitted carpet.

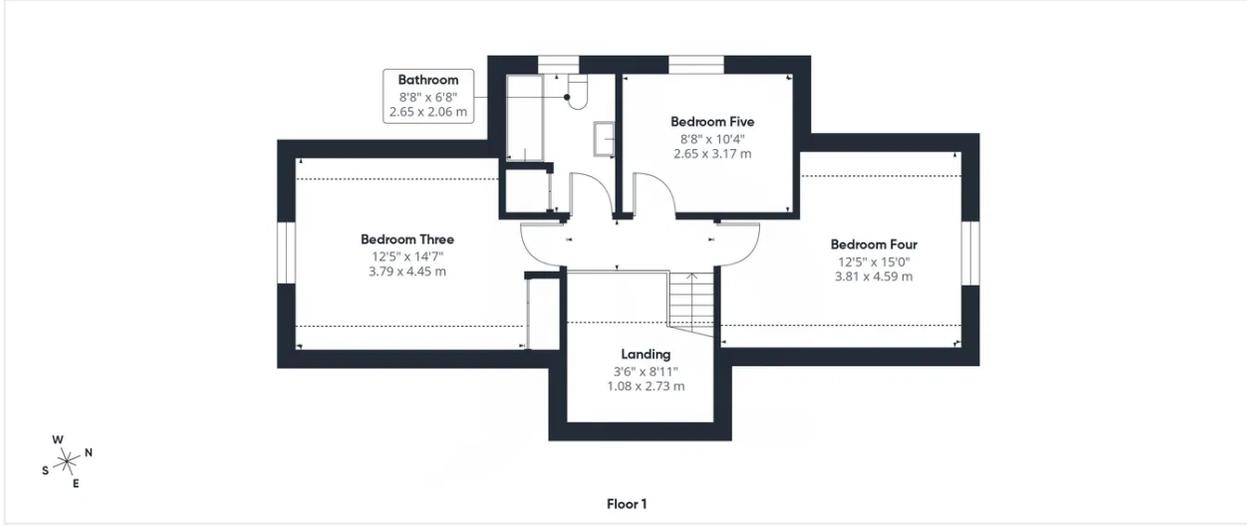
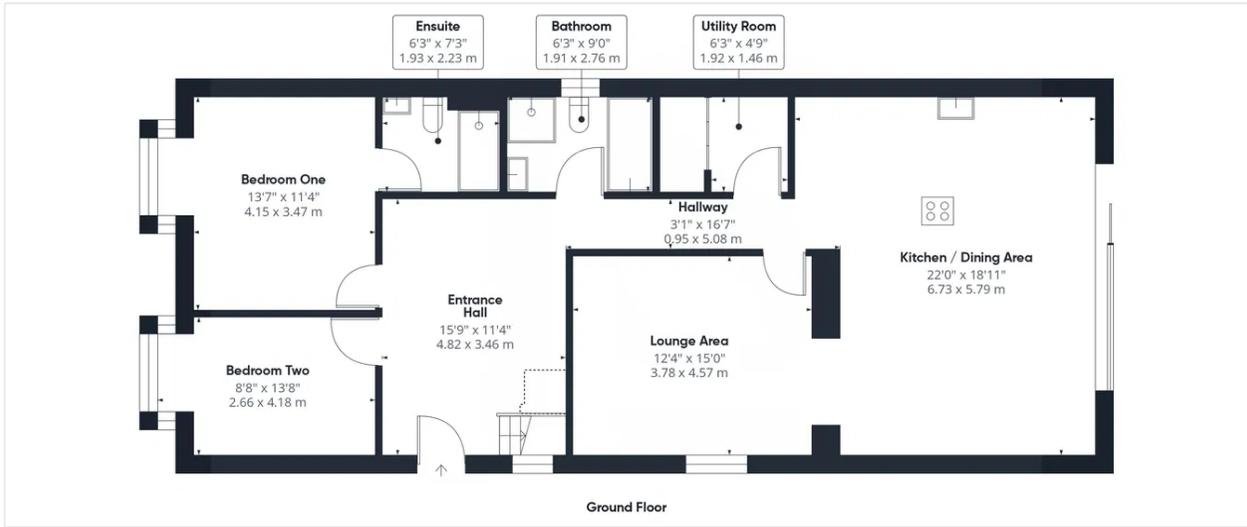
NEWLY FITTED MODERN BATHROOM Comprising panel enclosed bath having an integrated shower over with shower attachment and shower screen, recessed shelving, low flush wc, part tiled walls, contemporary hand wash basin with vanity unit below, wall mounted LED smart mirror, sunken spotlights, wall mounted heated towel rail, tiled flooring, cupboard with shelving, extractor fan.

FRONT GARDEN Newly laid block paved driveway affording off road parking for approximately three vehicles, gate to side and rear access.

REAR GARDEN Large composite decked area onto large lawned area, external power points, outside tap, fence enclosed.

LARGE STUDIO ROOM Having power and lighting, pvcu double glazed slide door.





Approximate total area⁽¹⁾
 1786 ft²
 165.9 m²

Reduced headroom
 80 ft²
 7.4 m²

(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.

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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.