



Rosslyn Road, Shoreham by Sea

Offers Over **£800,000**



Property Type: Semi Detached House

Bedrooms: 5

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Modern Extended Kitchen/Dining Room
- Modern (Vaulted Glass) Conservatory
- Extended Studio Room/Office With Storage Space
- South Facing Rear Garden
- Double Aspect Lounge/Diner
- Two Bathrooms
- Versatile Accommodation
- Off Road Parking For Two Vehicles
- Walking Distance to Shoreham Station And Town Centre
- Good School Catchment Area

We are delighted to offer for sale this imposing and impressive well extended five bedroom semi detached Victorian house, situated within this desirable Central Shoreham 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. Being a short walk to several nurseries and schools within the town. There is a footbridge over the River Adur to Shoreham Beach, whilst Worthing and Brighton are both easily accessible.



EXPOSED PORCH Composite front door through to:-

ENTRANCE PORCH Comprising original cornicing, door through to:-

ENTRANCE HALL Comprising wall mounted heating control panel, understairs storage space with fitted seating, dado rail, coving, radiator with attractive wood surround, engineered oak wood flooring.

DOUBLE ASPECT OPEN PLAN LOUNGE/DINING AREA North/East aspect. Comprising double glazed sash windows into bay with fitted shutter blinds, two radiators one with attractive wood surround, fireplace with fitted wood burner and slate hearth, original cornicing, smoke glass pvcu double glazed sash window, range of fitted bespoke shelving with cupboards under, engineered oak wood flooring.

EXTENDED OPEN PLAN KITCHEN/DINING AREA South aspect. Comprising range of Silestone worksurfaces with cupboards below, matching eye level cupboards, inset one and a half bowl sink unit with mixer tap, integrated appliances include washing machine and dishwasher. Space for range cooker with extractor fan over, space for American style fridge/freezer. Island/breakfast bar with Silestone work surface having cupboards below and integrated wine rack and cooler, seating for four. Engineered oak wood flooring, two wall mounted contemporary upstanding radiators, original cornicing, pvcu double glazed double doors out to rear garden with fitted cat flap. Opening through to:-

CONTEMPORARY CONSERVATORY With vaulted ceiling. Comprising pvcu double glazed windows, pvcu double glazed slide door leading out on to rear garden, power and lighting.

FIRST FLOOR LANDING Comprising radiator with attractive wood surround, dado rail.

BEDROOM ONE North aspect. Comprising double glazed sash window into bay with fitted shutter blinds, separate double glazed sash window with fitted shutter blind, school radiator, radiator with attractive wood surround, coving, picture rail.

BEDROOM TWO South aspect. Comprising pvcu double glazed window, radiator.

BEDROOM THREE South aspect. Comprising pvcu double glazed window, radiator.

BATHROOM East aspect. Comprising smoked glass pvcu double glazed window, twin sinks with vanity units below, low flush wc, panel enclosed bath having an integrated shower with shower attachment over, extractor fan, fully tiled walls, tiled flooring, heated towel rail.

SECOND FLOOR LANDING Comprising dado rail.

DOUBLE ASPECT BEDROOM FOUR East and South aspect. Comprising two pvcu double glazed windows with fitted roller blinds, storage cupboard housing combination boiler, school radiator, sunken spotlights.

BEDROOM FIVE Benefitting from distant roof top and downland views. Comprising large double glazed Velux window with fitted blind, eaves storage cupboard, two built in cupboards with shelving, sunken spotlights, school radiator.

FAMILY BATHROOM South aspect. Comprising pvcu double glazed window with fitted blind, original style wall mounted heated towel rail, high flush wc, circular bowl sink set in marble work top with vanity unit below, freestanding bath with telephone style shower attachment over, shower cubicle being fully tiled having integrated shower attachment. Tiled flooring, extractor fan, sunken spotlights.

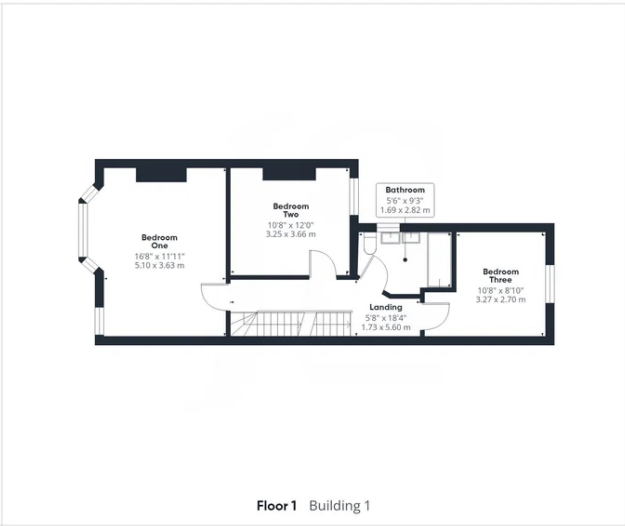
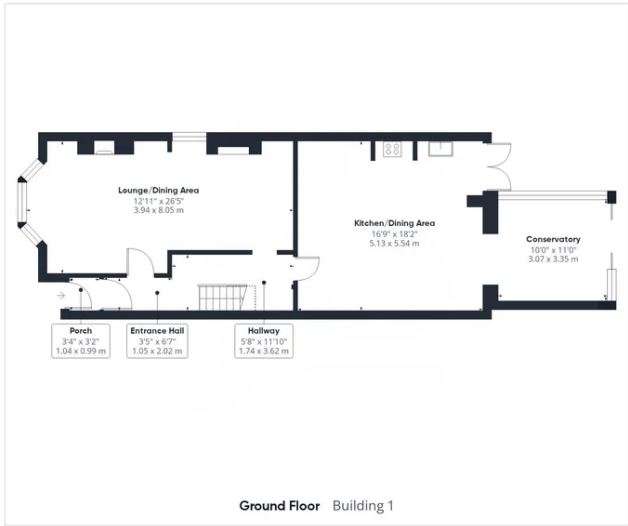
FRONT GARDEN Large block paved area providing off road parking for two vehicles, gate to side access, dwarf wall enclosed.

SOUTH FACING SUN TRAP REAR GARDEN Sandstone tiled flooring onto laid artificial turf, wall mounted lights, outside tap.

EXTERNAL STUDIO/OFFICE Benefitting from power and lighting, sunken spotlights, Oak effect laminate flooring with under floor heating, pvcu double glazed bi-folding doors to rear garden.

EXTERNAL STORAGE SPACE Benefitting from power and lighting.





Approximate total area⁽¹⁾
 1930 ft²
 179.2 m²

Reduced headroom
 32 ft²
 3 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.

GIRAFFE360



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | 65 | |
| (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 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.