

Upper Shoreham Road, Shoreham By Sea

Offers Over **£475,000**

Jacobs | Steel









Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Four Bedrooms
- Two Bathrooms
- Downstairs Wc & Utility
- Spacious Lounge
- Open Plan Kitchen/Dining Room
- South Facing Garden
- Garage
- Off Road Parking
- Good School Catchment
- Viewing Is Advised

We are delighted to offer for sale this four bedroom two bathroom semi detached family home arranged over three floors, situated in the popular Shoreham location.

Situated in this popular residential location within this good school catchment area. Local shops are located in Upper Shoreham Road whilst the Holmbush Shopping Centre is a short distance away. The centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station is just over 1 mile to the West.





Pvcu private front door through to:-

SPACIOUS ENTRANCE HALL West aspect. Comprising two pvcu double glazed windows, laminate flooring, radiator, single light fitting, understairs storage cupboard.

DUAL ASPECT SPACIOUS LOUNGE West and East aspect. Comprising pvcu double glazed bay window, pvcu double glazed window, laminate flooring, two radiators, feature ceiling light fitting, picture rail, coving.

OPEN PLAN KITCHEN Comprising laminate work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel sink unit with drainer board and mixer tap, eye level double oven, four ring gas hob with extractor fan over, ceiling mounted directable spotlights, coving, space and provision for dishwasher, splashbacks, built in storage cupboard, opening to:-

CONSERVATORY / DINING ROOM South and West aspect. Comprising pvcu double glazed windows, pvcu double glazed double doors leading out onto suntrap South facing rear garden, laminate flooring, ceiling fan with directable spotlights, two radiators, space for fridge/freezer.

UTILITY Comprising laminate flooring, shelving, single light fitting, space and provision for washing machine, wall mounted Vaillant combination boiler.

DOWNSTAIRS WC West aspect. Comprising obscure pvcu double glazed window, low flush wc, circular bowl hand wash basin with mixer tap, tiled splashbacks, laminate flooring, single light fitting.

FIRST FLOOR LANDING West aspect. Comprising pvcu double glazed window, single light fitting, carpeted flooring, stairs to second floor landing.

BEDROOM ONE North aspect. Comprising pvcu double glazed window, built in wardrobes with hanging rails and shelving, further over head storage, single light fitting, carpeted flooring, picture rail.

BEDROOM TWO South aspect. Comprising pvcu double glazed window, built in wardrobes with hanging rails and shelving, picture rail, carpeted flooring, single light fitting.

BEDROOM THREE North aspect. Comprising pvcu double glazed window, built in storage cupboards with hanging rail and shelving and further overhead storage. Single light fitting, carpeted flooring, picture rail.

FAMILY BATHROOM South aspect. Comprising obscure pvcu double glazed window, panel enclosed bath with integrated shower attachment over, hand wash basin with vanity unit below, low flush wc with hidden cistern, heated towel rail, fully tiled walls, vinyl flooring, single light fitting, extractor fan.

SECOND FLOOR LANDING West aspect. Comprising pvcu double glazed window, single light fitting, eaves storage access, carpeted flooring.

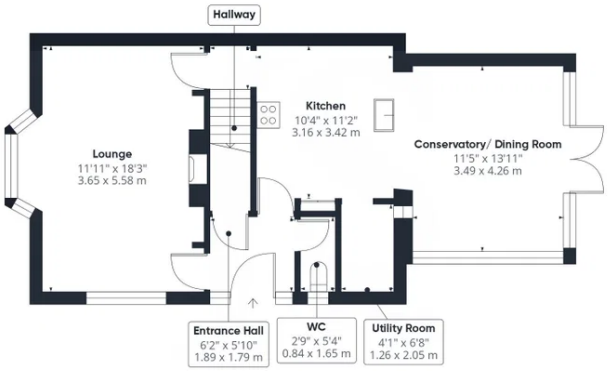
BEDROOM ONE South aspect with pleasant roof top views. Comprising pvcu double glazed window, range of built in wardrobes with hanging rails and shelving, further overhead storage, radiator, recessed spotlights, carpeted flooring.

BATHROOM East aspect. Comprising two Velux windows, panel enclosed corner bath with integrated shower attachment, fully tiled walls, extractor fan, hand wash basin with vanity units below and mirror unit with spotlights over, tiled flooring, low flush wc, spotlights, wall mounted towel rail, radiator.

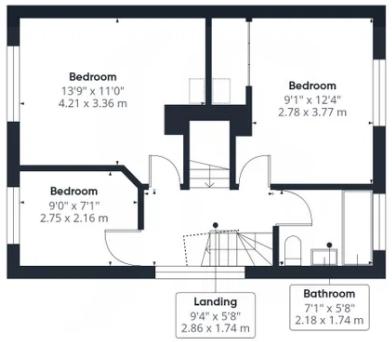
FRONT GARDEN Driveway laid to hardstanding affording off-road parking for approximately 3 vehicles, large lawned area with mature shrubs, trees and plants, benefitting from being dwarf wall enclosed.

SOUTH FACING SUN TRAP REAR GARDEN Stepping onto paved pathway leading to artificial lawned area having various mature shrub and tree borders, steps leading up on to enclosed raised decked area. Gate to side access.

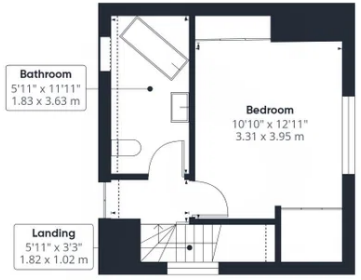
BRICK BUILT GARAGE Having an up and over door.



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area(1)

1524 ft²

141.7 m²

Reduced headroom

16 ft²

1.4 m²

(1) Excluding balconies and terraces

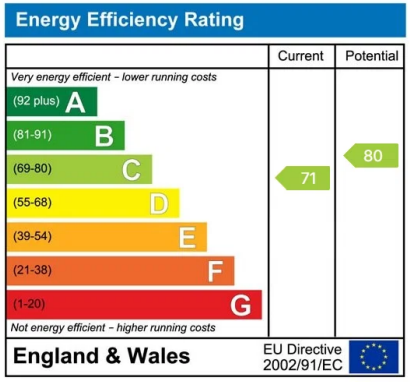
Reduced headroom ..... Below 5 ft/1.5 m

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

GIRAFFE360







Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

Shoreham Office | 31 Brunswick Road | Shoreham | West Sussex | BN43 5WA
01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk

Jacobs | Steel