

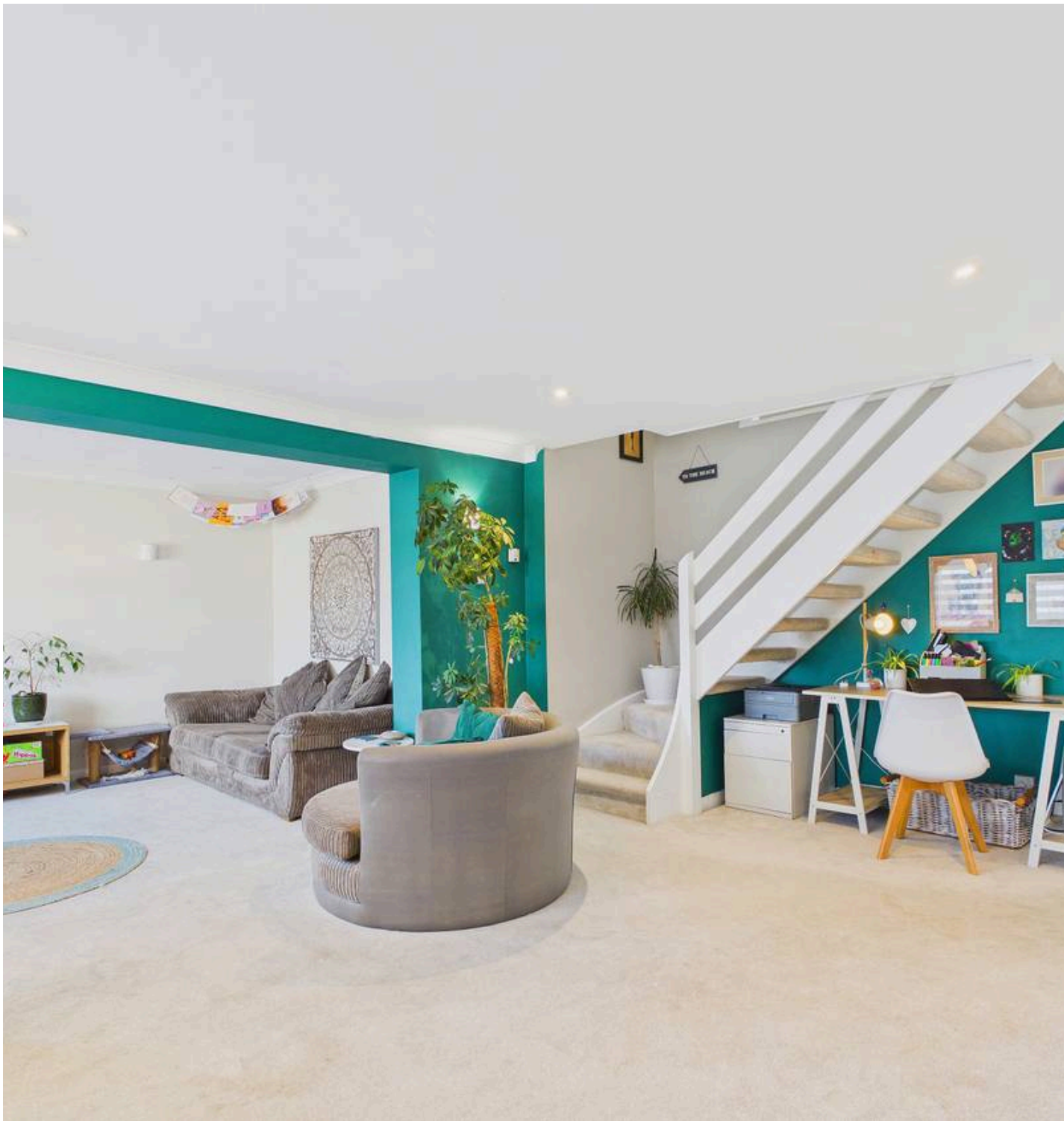


PEAR
PROPERTIES



Mill Hill Drive, Shoreham-By-Sea

Offers Over £450,000



Mill Hill Drive

Shoreham-By-Sea

Beautifully extended three bed semi in sought after North Shoreham. Spacious living, open plan kitchen, utility, two bathrooms, driveway parking, near amenities, schools, and transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Extended Three Bedroom Semi Detached House
- Open Plan Kitchen / Dining Room
- Spacious and Bright Living Room
- Utility Room
- Two Modern Bathrooms
- Entrance Porch
- Spacious Driveway with Parking for Multiple Vehicles
- Good Size West Facing Rear Garden
- Popular North Shoreham Location
- Please Take a Look at our Virtual Tour and Walk Through Video



Entry Porch

4' 0" x 5' 2" (1.23m x 1.58m)

Double glazed front door in to entrance porch, further door in to living room.

Living Room

An extended and spacious living room with stairs leading upstairs.

Kitchen/Dining Room

22' 1" x 9' 1" (6.73m x 2.76m)

A spacious open plan kitchen through dining room with opening to utility room and door leading out to rear garden. Kitchen comprises a range of modern white high gloss units and drawers, oven hob and extractor, dishwasher and window overlooking rear garden.

Utility Room

8' 2" x 5' 0" (2.49m x 1.52m)

Space and plumbing for washing machine, tumble dryer and fridge freezer. Further kitchen units offering further storage.

Bathroom

7' 3" x 4' 9" (2.21m x 1.45m)

Landing

12' 10" x 8' 4" (3.92m x 2.54m)

Bedroom

13' 1" x 9' 7" (3.98m x 2.93m)

A good size double bedroom.

Bathroom

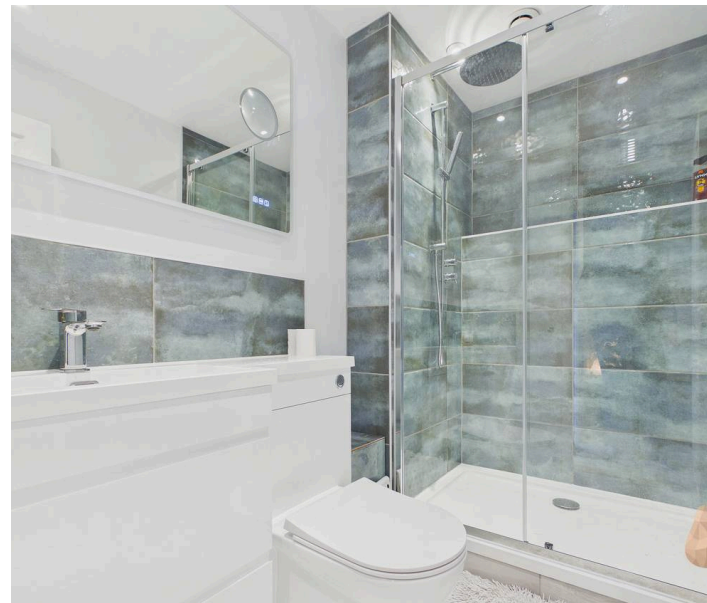
4' 9" x 7' 3" (1.45m x 2.21m)

A recently refurbished shower room comprising walk in shower cubicle with both waterfall shower overhead and handheld shower attachment, vanity sink unit with mirror above, WC.

Bedroom

11' 3" x 8' 2" (3.44m x 2.48m)

A good size double bedroom with walk in wardrobe and door to en-suite.



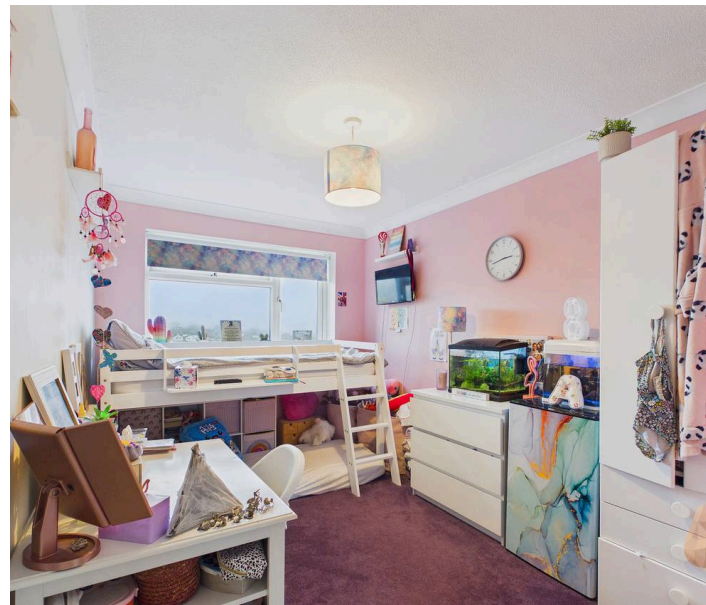
GARDEN

The rear garden comprises two levels with the first level offering a good size patio seating area. Up a few steps takes you to the lawned area with decked seating area, sleeper borders and storage shed.

DRIVEWAY

3 Parking Spaces

Large block paved driveway providing off road parking for multiple vehicles.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

101.9 m²

1097 ft²

Reduced headroom

0.9 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



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