



Upper Shoreham Road | Shoreham by Sea | BN43 6BB
Guide Price **£800,000**

JS
Signature
jacobs Steel



We are delighted to offer for sale this spacious five bedroom extended semi detached family home with South facing rear garden and benefitting from off-road parking and garage



A home of style & sophistication







Property details: Upper Shoreham Road | Shoreham by Sea | BN43 6BB

Key Features

- Five Double Bedrooms
- Extended Semi Detached Family Home
- Off-Road Parking For Multiple Vehicles & Garage
- Downstairs Shower Room
- Modern Family Bathroom
- Views Over Buckingham Park
- Large Mature South Facing Rear Garden
- Two Reception Rooms
- Good School Catchment Area
- Close To Town Centre



5 Bedrooms



2 Bathrooms



2 Reception Rooms



**Opposite
Buckingham Park**

INTERNAL

ENCLOSED PORCH Brick built porch having frosted glass leaded light double glazed pvcu door, pvcu double glazed windows, wooden front door with leaded light window insert, through to:-

SPACIOUS ENTRANCE HALL Comprising two leaded light windows, radiator, dado rail, picture rail, stairs to first floor, understairs storage cupboard.

SPACIOUS LOUNGE North aspect. Comprising pvcu double glazed windows into bay, radiator, picture rail, coving, feature fireplace with fitted gas fire and attractive surround.

SEPARATE DINING ROOM South aspect. Comprising pvcu double glazed windows, pvcu double glazed double doors out to rear garden, two radiators, picture rail, coving.

FITTED KITCHEN South aspect. Comprising fitted range of cupboards, drawers and display cabinets, roll edge laminate work surface with inset one and a half bowl single drainer sink unit and mixer tap, inset four ring gas hob with oven below, space and plumbing for dishwasher, space for under counter fridge and freezer, fully tiled walls, tiled flooring, door through to:-

INTERNAL HALLWAY Comprising pvcu double glazed door to rear garden, radiator, tiled flooring. Door to integral garage. Door to:-

GROUND FLOOR SHOWER ROOM West aspect. Comprising frosted glass leaded light pvcu double glazed window, low flush wc, pedestal hand wash basin with mixer tap, ladder style heated towel rail, step in shower cubicle with integrated shower with shower attachment, fully tiled walls, tiled flooring, wall mounted extractor fan.

FIRST FLOOR SPLIT LEVEL LANDING Comprising dado rail, airing cupboard with slatted shelving.

BEDROOM FOUR South aspect. Comprising pvcu double glazed window, radiator, built in wardrobe with further storage cupboards above.

BEDROOM TWO South aspect. Comprising pvcu double glazed window, radiator, picture rail, built in double wardrobe cupboard with further storage above.

BEDROOM ONE North aspect. Comprising pvcu double glazed windows into bay, radiator, built in cupboard, range of fitted wardrobe cupboards with further storage above, vanity unit with inset sink and mixer tap, part tiled splashback.

INTERNAL Continued....

FAMILY BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, pedestal hand wash basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, modern wall mounted heated towel rail, step in corner shower cubicle having integrated shower with attachment, fully tiled walls, vinyl flooring, wall mounted extractor fan.

BEDROOM THREE North aspect. Comprising pvcu double glazed window, radiator, fitted wardrobes with further storage above, vanity unit with inset sink and mixer tap with part tiled splashback, coving.

BEDROOM FIVE South aspect. Comprising pvcu double glazed window, radiator, built in wardrobe cupboard with further storage above, coving.

EXTERNAL

INTEGRAL GARAGE Having up and over door, power and lighting, ceiling mounted strip light, space and plumbing for washing machine and dryer, door to internal hallway.

FRONT GARDEN Laid to block paving providing off street parking for multiple vehicles, large lawn area with flower borders, gate to side access, wall and fence enclosed.

MATURE SOUTH FACING REAR GARDEN Stepping out onto large decked area with wooden pergola over, leading onto large raised patio area with steps down onto large lawn area having an abundance of mature trees, shrubs, flowers and herbs. Timber built summer house, timber built storage shed. External power points, security light, outside tap, side access leading to gate out to the front of property.

LOCATION

Conveniently situated on level ground opposite Buckingham Park. Local shops are approximately half a mile away to the East, whilst the centre of Shoreham is also just over a half mile away to the South, which has comprehensive shopping facilities, library, health centre and mainline railway station.



Approximate total area⁽¹⁾
1510 ft²
140.2 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



Property Details:

Floor area (as quoted by floorplan): 1510 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.