

Southdown Road, Shoreham by Sea

Offers Over **£975,000**

Jacobs | Steel









Property Type: Detached House

Bedrooms: 4

Bathrooms: 3

Receptions: 2

Tenure: Freehold

Council Tax Band: F

- External Studio With Multiple Uses and Separate Storage Space
- Three Ensuite Bathrooms
- Versatile Accommodation
- Sun Trap Rear Garden
- Modern Kitchen/Dining Room With Vaulted Ceiling
- Separate Lounge
- Walk In Wardrobe
- Off Road Parking For Approximately Seven Vehicles
- Utility Room & Wc
- No Ongoing Chain

We are delighted to offer for sale this impressive and unique four bedroom, two reception room detached house situated within this desirable central Shoreham location.

Ideally situated in 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.





Composite front door through to:- **SPACIOUS ENTRANCE HALL** Comprising Karndean flooring with underfloor heating, understairs storage cupboard, coving.

INTERNAL HALLWAY North aspect. Comprising recessed storage space with hanging rail and cupboard over, obscured glass pvcu double glazed window, sunken spotlight, Karndean flooring, opening to:-

UTILITY ROOM North aspect. Comprising obscure glass pvcu double glazed window, wall mounted heated towel rail, granite work surfaces with cupboards below, matching eye level cupboards, one and a half bowl stainless steel single drainer sink unit with mixer tap with waste disposal, provision for washing machine and dryer, sunken spotlights, extractor fan, Karndean flooring.

GROUND FLOOR WC/CLOAKROOM Comprising low flush wc, hand wash basin with vanity unit below, cupboard housing wall mounted gas boiler, sunken spotlight, extractor fan.

BEDROOM FOUR/OFFICE West aspect. Comprising pvcu double glazed window with fitted roller blind, radiator, shelving, sunken spotlights, cupboard housing electric meter.

SPACIOUS DOUBLE ASPECT LOUNGE/DINER West and South aspect. Comprising three pvcu double glazed windows, two radiators, coving, two wall mounted lights, feature fireplace having an inset coal effect gas fire.

OPEN PLAN L SHAPED KITCHEN/DINING ROOM
North and East aspect. Having vaulted ceiling. Comprising granite worksurfaces with cupboards below, matching eye level cupboards, inset one and a half bowl sink unit with Quooker tap offering hot, cold and fizzy water, inset five ring induction hob with contemporary extractor fan over, space for American style fridge/freezer, integrated Bosch oven/cooker with warming drawer, and two integrated dishwashers, pull out bin, integrated pull out larder cupboards, sunken spotlights, Karndean flooring with underfloor heating. Opening to:-

Dining Area: Comprising four pvcu double glazed motorised Velux windows, granite work surface with cupboards below, matching eye level cupboards, island having granite worksurface with two matching integrated freezers and cupboard, seating for six. Radiator, Karndean flooring with underflooring heating, feature pvcu double glazed window and pvcu double glazed bi-folding doors leading out onto rear garden.

OPEN PLAN LOUNGE Comprising recessed shelving, contemporary ladder style radiator, coving.

FIRST FLOOR LANDING North aspect. Comprising obscure glass pvcu double glazed window, radiator, loft hatch access with pull down ladder, smoked glass ceiling window.

ENSUITE BEDROOM TWO West aspect. Comprising pvcu double glazed window, radiator, ceiling mounted fanlight, coving, built in wardrobe with hanging rail and shelving. Door to:-

ENSUITE SHOWER ROOM South aspect. Comprising obscure glass pvcu double glazed window, hand wash basin with vanity unit below, low flush wc, shower cubicle being fully tiled with integrated shower and shower attachment, heated towel rail, sunken spotlights, fully tiled walls, tiled flooring.

ENSUITE BEDROOM ONE East aspect. Comprising pvcu double glazed window with fitted roller blind, radiator, coving, ceiling mounted fan light. Door to:-

IMPRESSIVE ENSUITE FAMILY BATHROOM Comprising obscure glass pvcu double glazed window, themed separate shower cubicle with recessed shelving, being fully tiled having integrated shower, sunken spotlights, extractor fan. Panel enclosed bath with shower attachment, feature tiling, mirrored wall, contemporary hand wash basin with vanity below, low flush wc, tiled flooring with electric underfloor heating, sunken spotlights, contemporary wall mounted heated towel rail, feature wall.

WALK IN WARDROBE East aspect. Comprising pvcu double glazed window, range of fitted wardrobes with hanging rails and shelving, drawers below.

ENSUITE BEDROOM THREE West aspect. Comprising pvcu double glazed window, radiator, fitted wardrobe cupboard, sunken spotlights, coving. Door to:-

ENSUITE SHOWER ROOM Comprising fully tiled shower cubicle having an integrated shower with shower attachment, hand wash basin with vanity unit below, wall mounted heated towel rail, low flush wc, fully tiled walls, sunken spotlight, extractor fan, tiled flooring.

FRONT GARDEN Large block paved area providing off street parking for approximately seven vehicles leading onto large lawned area having recessed lighting and various shrub and plant borders, five wall mounted lights, gate to side access. Electric point at front of driveway having potential for electric gate or electric charging point.

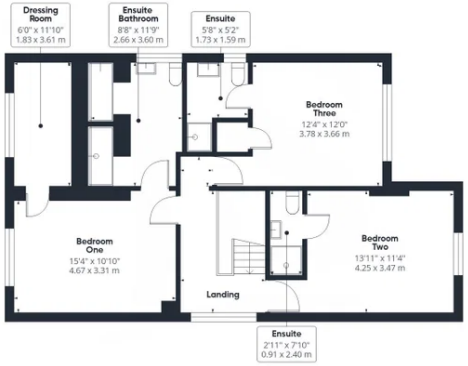
SUN TRAP REAR GARDEN Paved area and walkway onto further paved area leading to large lawned areas, two wall mounted lights, outside tap, external power points.

STUDIO ROOM & STORAGE SPACE
Studio - With glass slide doors, benefitting from power and lighting.

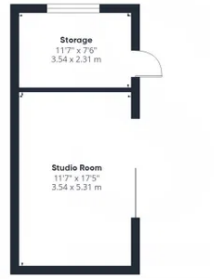
Separate Storage Space - Benefitting from power and lighting, double glazed window, laminate work surfaces with cupboards below, shelving.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

2156 ft²

200.3 m²

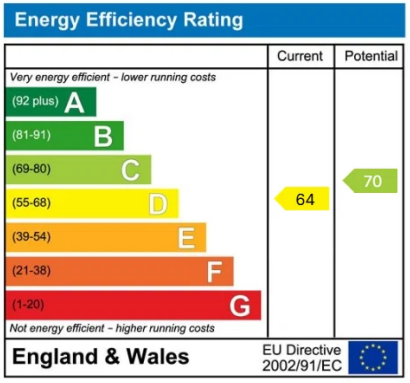
(1) Excluding balconies and terraces

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 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.

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