



Kings Walk | Shoreham by Sea | BN43 5LG

£1,100,000

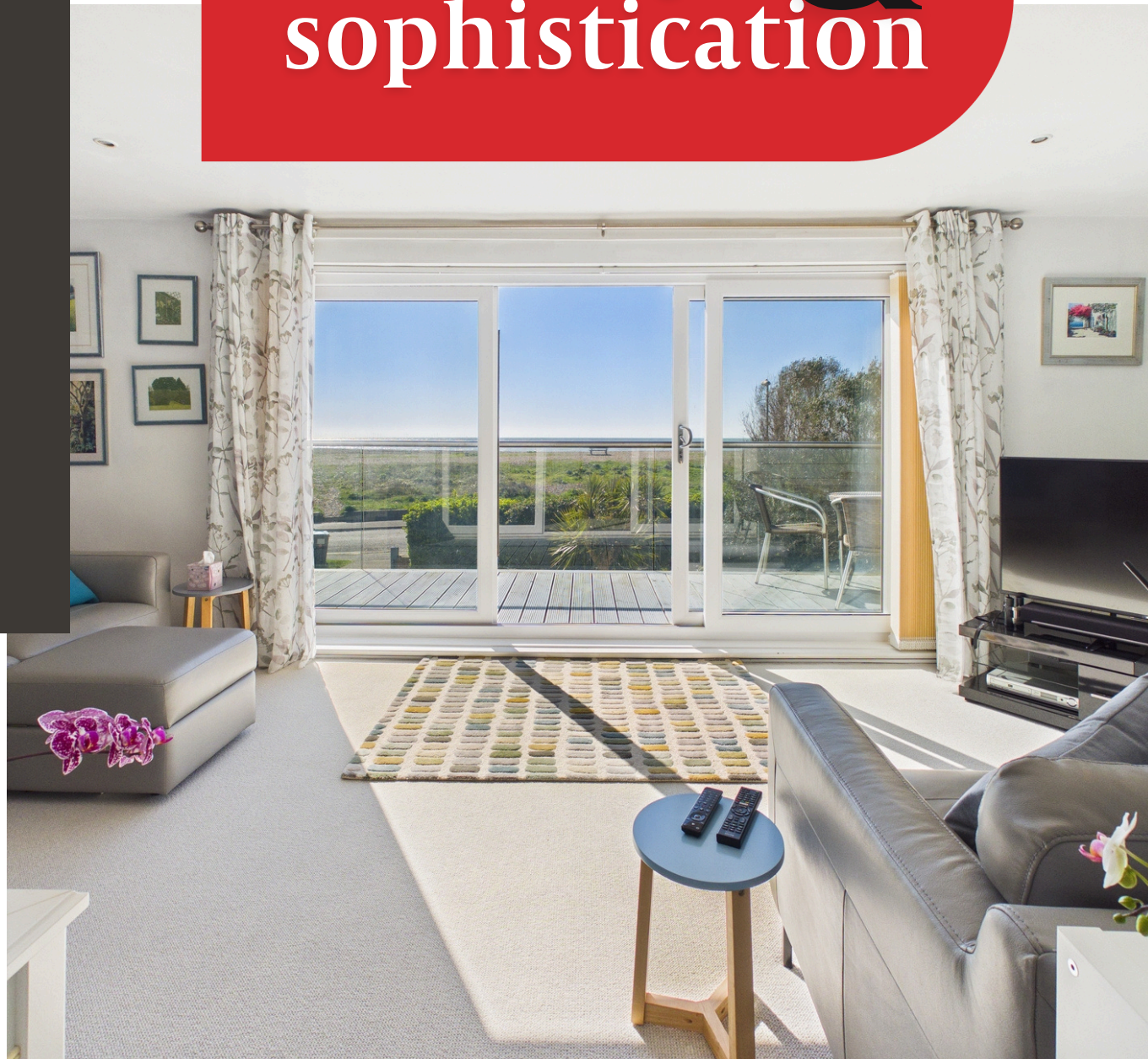
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We are delighted to offer for sale this spacious four bedroom detached family home situated in this enviable Shoreham Beach sea front location benefitting from panoramic sea views over Seven Sisters / Beachy Head.



A home of style & sophistication







Property details: Kings Walk | Shoreham by Sea | BN43 5LG

Key Features

- Four Bedroom Detached Family Home
- South Facing Terrace With Direct Sea Views
- South Facing Lounge
- Off Road Parking & Garage
- Versatile Living Accommodation
- Modern Fitted Kitchen
- Dual Aspect Ensuite Main Bedroom With Walk In Wardrobe & Sea Views
- Distant Downland Views
- Popular Shoreham Beach Location
- Feature Rear Garden



4 Bedrooms



3 Bathrooms



2 Reception Rooms



Popular Shoreham Beach Location

INTERNAL

Composite front door through to:-

ENCLOSED PORCH South aspect. Comprising obscure glass pvcu double glazed window, tiled flooring, door through to:-

DUAL ASPECT SPACIOUS LIVING & DINING ROOM South and West aspects benefitting from pleasant views towards the sea. Comprising pvcu double glazed sliding door leading out onto front garden, pvcu double glazed window, obscure pvcu double glazed window, tiled flooring, contemporary upstanding radiator with integrated mirror, feature fireplace with brick hearth and granite mantel piece having attractive tiled surround, sunken spotlights, carpeted flooring, door through to stairs leading to first floor landing, opening to:-

CONTEMPORARY FITTED KITCHEN WITH NEFF APPLIANCES North aspect. Comprising pvcu double glazed door leading out onto rear garden, pvcu double glazed door through to conservatory, granite worksurfaces with cupboards and pan drawers below and matching eye level cupboards, inset one and a half bowl sink unit, inset five ring flexible induction hob with contemporary extractor fan over, main and combi double oven with microwave above and warming drawer below, integrated dishwasher, pull out bin and pull out larder unit, breakfast bar housing seating for two, tiled flooring, sunken spotlights, utility sink and storage with door through to:-

TRIPLE ASPECT MODERN CONSERVATORY North, East and West aspects. Comprising pvcu double glazed windows, full width pvcu double glazed bi folding doors, sunken spotlights, tiled flooring, under floor heating, additional dining area.

INTERNAL HALLWAY Comprising carpeted flooring, single light fitting, door through to under stairs storage cupboard and entrance to bedroom, study/bedroom 4 and wet room.

BEDROOM TWO North aspect. Comprising pvcu double glazed windows, radiator, carpeted flooring, three light fittings, range of built in wardrobes with hanging rails and shelving, airing cupboard with immersion heater.

DOWNSTAIRS WET ROOM / LAUNDRY ROOM North aspect. Comprising obscure pvcu double glazed door leading out onto rear garden, walk in shower cubicle with integrated shower attachment benefitting from being fully tiled, part tiled walls, inset hand wash basin with vanity units surround, low flush wc, tiled flooring, two wall mounted heated towel rails, sunken spotlights, space and provision for washing machine and tumble dryer.

DUAL ASPECT BEDROOM FOUR / OFFICE North and East aspect. Comprising two pvcu double glazed windows, fitted desk/dressing table with cupboards below and matching eyelevel cupboards, wall mounted light, ceiling mounted light, carpeted flooring, radiator, door through to garage.

INTEGRAL GARAGE Pvcu double glazed window, motorised up and over door, benefitting from power and lighting, wall mounted Worcester combination boiler.

FIRST FLOOR LANDING Comprising loft hatch access, carpeted flooring, opening to:-

INTERNAL Continued....

SPACIOUS LOUNGE South aspect with impressive direct sea views. Comprising pvcu double glazed window, pvcu double glazed sliding door leading out onto balcony, carpeted flooring, sunken spotlights, radiator.

SOUTH FACING BALCONY Benefitting from panoramic sea views spanning from Beachy Head to Shoreham Beach, having decking under foot with glass balustrades surround.

DUAL ASPECT MASTER BEDROOM WITH ENSUITE South and North aspects with impressive direct sea views and panoramic views of the Downs and Lancing College. Comprising pvcu double glazed window, two Velux windows with fitted blinds, two radiators, range of fitted wardrobes (Hammonds) with hanging rails and shelving, carpeted flooring, two wall mounted light fittings, two ceiling mounted light fittings, walk in dressing area with further fitted wardrobes having hanging rails and shelving, door through to:-

ENSUITE TO MASTER BEDROOM North aspect. Comprising Velux window with fitted blind, walk in shower cubicle with integrated shower and recess shelving benefitting from being fully tiled, wall mounted heated towel rail, part tiled walls, hand wash basin with vanity units below and mixer tap, low flush wc, sunken spotlights, tiled flooring with underfloor heating.

BEDROOM THREE North aspect benefitting from panoramic views of the Downs and Lancing College. Comprising two Velux windows with fitted blinds, radiator, carpeted flooring, single light fitting.

SHOWER ROOM Comprising shower cubicle with integrated shower having fully tiled walls, hand wash basin with vanity unit below and mixer tap, wall mounted heated towel rail, low flush wc, tiled flooring with underfloor heating, sunken spotlights.

EXTERNAL

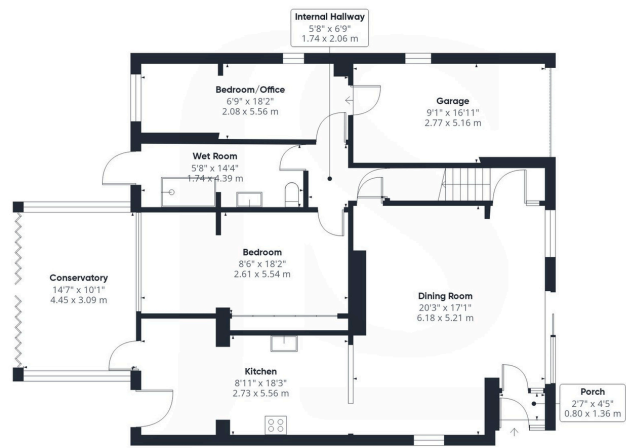
FRONT GARDEN Block paved driveway affording off-road parking for approximately four vehicles, raised flower beds having various mature shrub, tree and plant borders. Gates to side access, outside lights.

FEATURE REAR GARDEN Stepping out onto large decked area including a swim spa and hot tub, leading to artificial lawned area with wooden pergola with raised sleeper beds surround with various mature shrub, plants and trees benefitting from being fully fence enclosed. Feature outdoor grill/barbeque, timber-built storage shed, outside lights, gates to side access, outside tap.

LOCATION

Situated on the foreshore and being within close proximity to the footbridge, the property benefits from having easy access to the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. Local shops can be found a few minutes walk away in Ferry Road.

To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Ground Floor



Floor 1



Approximate total areaⁿⁱ

2132 ft²
198.1 m²

Balconies and terraces

201 ft²
18.7 m²

Reduced headroom

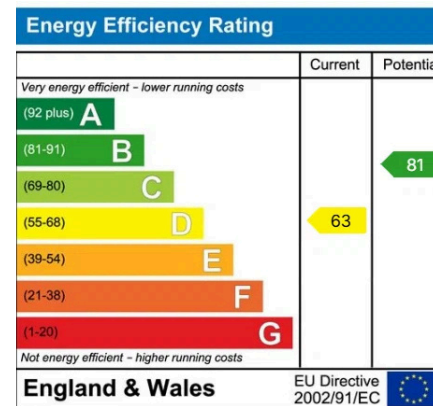
16 ft²
1.5 m²

(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 EPC: 2132 sqft)

Tenure: Freehold

Council tax band: F

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.