



Norman Crescent, Shoreham by Sea

Offers Over **£1,000,000**



Property Type: Detached House

Bedrooms: 5

Bathrooms: 3

Receptions: 3

Tenure: Freehold

Council Tax Band: F

- Three Reception Rooms
- Walk In Wardrobe
- Ensuite Bedrooms
- Five Bedrooms
- Off Road Parking For Several Vehicles
- Impressive Open Plan Kitchen/Diner With Vaulted Ceiling
- Studio Room With Power And Lighting
- Ground Floor Cloakroom
- Utility Space
- Landscaped Rear Garden

We are delighted to offer for sale this beautifully presented and versatile five bedroom, three reception room detached house situated in this desirable location within a short walk to Buckingham Park.



Situated in a sought after North Shoreham location. Conveniently situated within a minute or two of Shoreham mainline railway station and the Town Centre with its comprehensive shopping facilities, health centre and library which are all just a short walk away. There is a footbridge at the end of East Street over the River Adur to Shoreham Beach, and pleasant walks and rides nearby over the South Down or up the Adur Valley.



FEATURE EXPOSED PORCH Having two windows, composite double glazed front door through to:-

SPACIOUS ENTRANCE HALL Comprising feature obscure glass window, tiled flooring with underfloor heating, wall mounted school radiator, cornicing, wall mounted Hive heating control panel, two understairs storage cupboards.

GROUND FLOOR WC West aspect. Comprising obscure glass leaded lighted pvcu double glazed window, low flush wc, hand wash basin with vanity below, wall mounted heated towel rail, tiled flooring with underfloor heating, part tiled splashback.

SEPARATE TRIPLE ASPECT LOUNGE South, West and North aspect. Comprising two smoked glass leaded light pvcu double glazed windows, pvcu leaded light bay window, radiator, feature recessed shelving, cornicing.

IMPRESSIVE DOUBLE ASPECT OPEN PLAN KITCHEN/DINING ROOM With vaulted ceiling. West and East aspect. Comprising aluminium framed 4m double glazed triple track sliding doors, three pvcu double glazed windows one with fitted roller blind, triple glazed frameless skylight, Quartz work surfaces with cupboards below and matching eye level cupboards, inset five ring Bosch induction hob with extractor fan over, inset one and a half bowl stainless steel sink unit with an integrated InSinkErator and Quooker smart tap with instant boiling water and filtered water, matching integrated appliances include dishwasher, Bosch twin oven. Space for American style fridge/freezer, two integrated wine racks. Island with Quartz work surface having cupboards below and breakfast bar area with seating for four, feature smart led pendant light with bluetooth. Sunken spotlights, wall mounted directable spotlights, cornicing, tiled flooring with underfloor heating, further ceiling light fitting. Feature fireplace with marble hearth. Opening to:-

OPEN PLAN LOUNGE North aspect. Comprising pvcu double glazed windows and door leading out to utility area, tiled flooring with underfloor heating, shelving, wall mounted Hive heating control panel, built in storage cupboard with shelving.

FIRST FLOOR SPLIT LEVEL LANDING Comprising obscure glass pvcu double glazed window, understairs storage cupboard, contemporary ceiling mounted light.

DOUBLE ASPECT BEDROOM FIVE/OFFICE South and West aspect. Comprising double glazed velux window with fitted blind, feature circular double glazed window, radiator.

BEDROOM ONE South, West and North aspect. Comprising three pvcu leaded light double glazed windows with fitted roller blind, radiator, built in cupboard with shelving and cupboard over, door to:-

ENSUITE SHOWER ROOM North aspect. Comprising obscure glass pvcu double glazed window, radiator, low flush wc, hand wash basin with vanity unit below, part tiled splashback, sunken spotlights, tiled flooring, shower cubicle being fully tiled having an integrated shower, extractor fan.

BEDROOM TWO East aspect with pleasant views directly towards Buckingham Park. Comprising pvcu double glazed bay window, radiator, contemporary ceiling mounted light, recessed shelving.

BEDROOM THREE East aspect having pleasant views towards Buckingham Park. Comprising pvcu double glazed window with fitted roller blind, radiator, sunken spotlights, shelving.

MODERN BATHROOM West aspect. Comprising obscured glass leaded light pvcu double glazed window, panel enclosed bath having an integrated shower over, built in shelving, contemporary pedestal hand wash basin, low flush wc, extractor fan, wall mounted heated towel rail, contemporary ceiling mounted light.

SECOND FLOOR LANDING Comprising eaves storage space, double glazed Velux window.

IMPRESSIVE DOUBLE ASPECT ENSUITE BEDROOM FOUR East aspect. Comprising double glazed Velux window with built in blind, large feature double glazed window with fitted shutter blinds, having pleasant views towards Buckingham Park, radiator, laminate flooring, two wall mounted lights, sunken spotlights. Opening to:-

Open plan walk in wardrobe:-

South aspect. Comprising obscure glass pvcu double glazed window, having hanging rail and shelving over, laminate flooring.

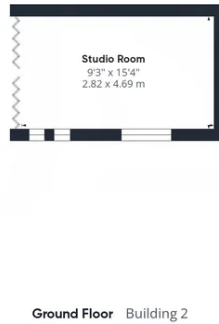
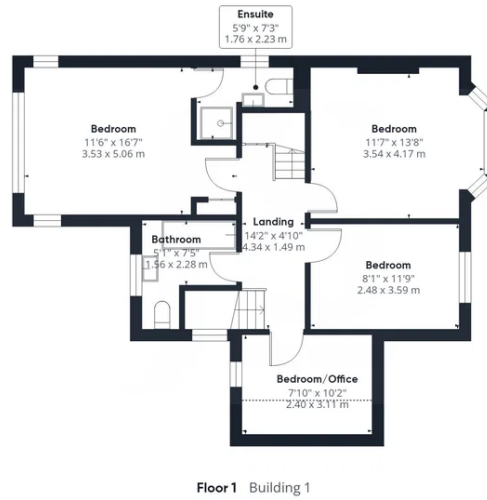
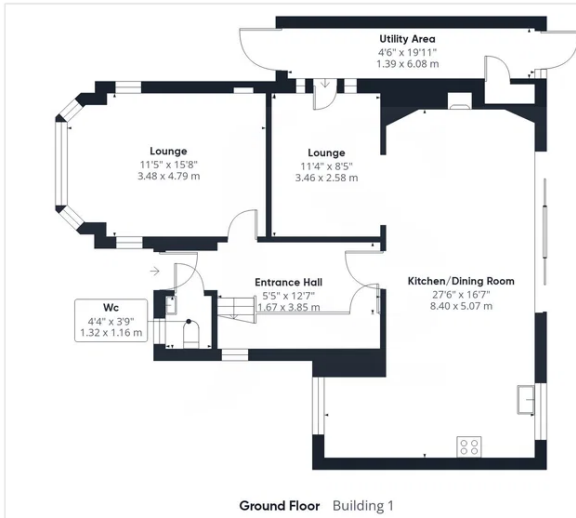
ENSUITE WET ROOM South aspect. Comprising obscure glass pvcu double glazed window, contemporary hand wash basin with mixer tap, low flush wc, radiator, walk in shower area having an integrated shower with shower attachment, fully tiled. Extractor fan.

FRONT GARDEN Large chipstone area affording off road parking for several vehicles, outside tap, wall mounted light, gate to side access, being dwarf wall enclosed with various shrub and plant borders.

SUN TRAP REAR GARDEN Large raised decked entertaining area leading onto laid artificial turf, raised flower beds having various mature shrub, tree and plant borders. External power points, two wall mounted lights, wall and fence enclosed.

UTILITY AREA Having polycarbonate roof. Comprising wall mounted Baxi combination boiler, 300L unvented water cylinder, two





Approximate total area^m
 1942 ft²
 180.4 m²

Reduced headroom
 69 ft²
 6.4 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.