



Upper Shoreham Road | Shoreham by Sea | BN43 5QA  
Offers Over **£1,000,000**





We are delighted to offer for sale this spacious five bedroom detached family home with accommodation over three floors benefitting from South facing garden having the added potential to extend (Stnpc)







Property details: Upper Shoreham Road | Shoreham by Sea | BN43 5QA

# Key Features

- Scope To Extend (Stnpc)
- Desirable Shoreham Location
- Main Bedroom With Ensuite
- Separate Dining Room
- South Facing Lounge
- Kitchen/Breakfast Room
- Off Road Parking & Garage
- Approx 100ft South Facing Rear Garden
- Detached Family Home
- Five Double Bedrooms



5 Bedrooms



2 Bathrooms



2 Reception Rooms



Close To Buckingham Park

## INTERNAL

**FEATURE EXPOSED STORM PORCH** Feature brick built archway, opening into porch area having tiled flooring, outside light, stained glass private front door through to:-

**SPACIOUS ENTRANCE HALL** North aspect. Comprising leaded light obscure glass pvcu double glazed windows, carpeted flooring, radiator, single light fitting with directable spotlights, wall mounted heating control panel, understairs storage cupboard housing electric fusebox.

**SPACIOUS DINING ROOM** North aspect. Comprising leaded light pvcu double glazed bay window, carpeted flooring, single ceiling light fitting, three wall mounted light fittings, two radiators, feature fireplace with tiled hearth and wooden surround.

**SEPARATE LOUNGE** South aspect. Comprising pvcu double glazed bay window, pvcu double glazed double doors leading out to South facing rear garden, two radiators, wooden flooring, single ceiling light fitting, three wall mounted light fittings, feature brick built fireplace with tiled hearth with feature storage windows.

**OPEN PLAN KITCHEN/BREAKFAST ROOM** South and East aspect.

**Kitchen Area:** Comprising pvcu double glazed window, pvcu double glazed door leading out onto side access. Roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset five ring gas range style oven/cooker with extractor fan over, inset single drainer stainless steel sink unit with mixer tap, space and provision for washing machine, dishwasher, under counter fridge and freezer. Fully tiled walls, tiled flooring, single strip light fitting.

**Breakfast Area:** Comprising built in cupboards/pantry, further laminate work surface with cupboards above and below. Tiled flooring, radiator, single strip light fitting, space for fridge/freezer and tumble dryer.

**FIRST FLOOR LANDING** Comprising airing cupboard with housing hot water cylinder having slatted shelving. Door to eaves storage access with lighting.

**MAIN BEDROOM** South aspect. Comprising pvcu double glazed bay window, carpeted flooring, single light fitting, radiator, door to:-

**ENSUITE SHOWER ROOM** Comprising hand wash basin with vanity unit below, heated towel rail, walk in shower cubicle with integrated shower attachment over, recessed lighting, extractor fan, tiled flooring.

**BEDROOM TWO** South aspect. Comprising pvcu double glazed window, radiator, single light fitting, hand wash basin, storage cupboard with shelving.

**BEDROOM THREE** North aspect. Comprising leaded light pvcu double glazed window, carpeted flooring, radiator, single light fitting with directable spotlights.

## INTERNAL Continued...

**BEDROOM FOUR** North aspect. Comprising leaded light pvcu double glazed window, carpeted flooring, single light fitting, hand wash basin, radiator.

**BATHROOM** North aspect. Comprising feature leaded light port hole window, feature leaded light window, tiled flooring, fully tiled walls, panel enclosed bath with integrated shower attachment over, hand wash basin with vanity unit below, heated towel rail, recessed lighting.

**SEPARATE WC** North and East aspect. Comprising two leaded light obscure glass pvcu double glazed windows, low flush wc, tiled flooring, radiator, single light fitting.

**SECOND FLOOR** Comprising leaded light window, door to:-

**BEDROOM FIVE** South aspect. Comprising pvcu double glazed windows with views over Shoreham, wooden flooring, radiator, four light fittings, storage cupboard, loft hatch, eaves storage.

## EXTERNAL

**FRONT GARDEN** Gated entrance opening onto hardstanding providing off street parking for multiple vehicles, leading to integral garage, raised borders with variety of mature shrubs and bushes, large lawned area with dwarf wall surround, gate to side access.

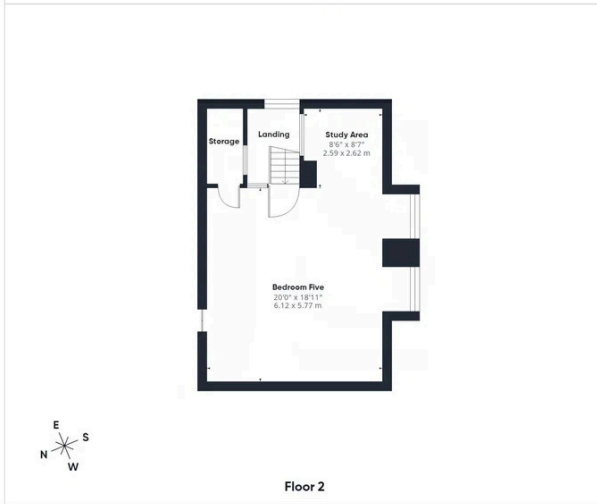
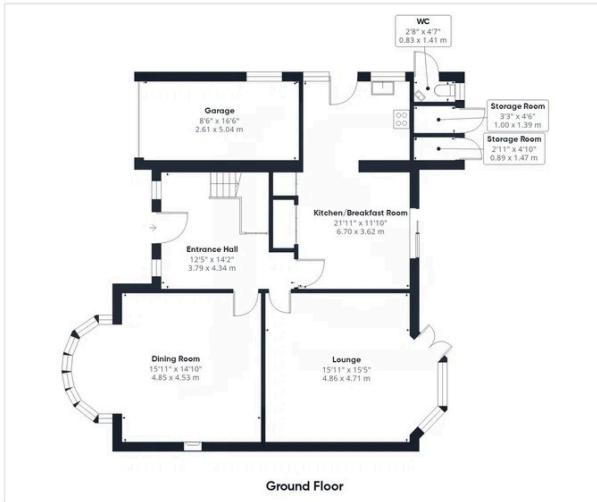
**SOUTH FACING REAR GARDEN** Large paved patio area being wall enclosed, steps leading onto large lawned area having a variety of mature shrubs, trees and bushes, two outside external storage cupboards, fence enclosed.

**OUTSIDE WC** Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin, single light fitting.

**INTEGRAL GARAGE** With up and over door, leaded light pvcu double glazed window, benefitting from power and lighting, wall mounted Worcester boiler, wall mounted gas meter,

## LOCATION

Conveniently situated within 0.5 miles 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 Downs or up the Adur Valley.



**JS**

Approximate total area<sup>1)</sup>  
 2726 ft<sup>2</sup>  
 253.2 m<sup>2</sup>

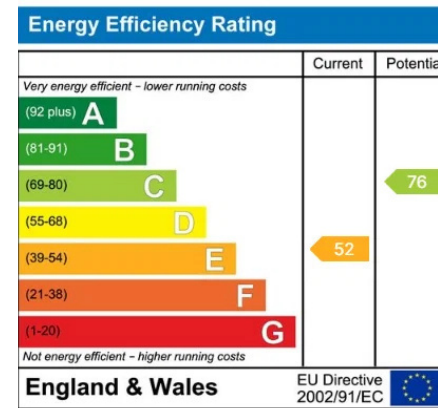
Reduced headroom  
 178 ft<sup>2</sup>  
 16.5 m<sup>2</sup>

(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) : 2726 sqft

Tenure: Freehold

Council tax band: G

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.