Robert Luff & Co

Upper Kingston Lane, Shoreham-By-Sea

Freehold - Offers In Excess Of £750,000

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Description

Robert Luff & Co are delighted to present this incredibly spacious, extended semi-detached family home, enviably located at the foot of the South Downs in ever popular Shoreham By Sea. The impressive accommodation, which spans three storeys, briefly comprises: Entrance hall, living room, ground floor WC, dining room, 19ft fitted kitchen, ground floor soundproofed music studio/office, first floor landing, four double bedrooms and luxury family bathroom with bath & walk in shower, second floor landing, primary bedroom with Juliet balcony offering distant sea views and en-suite shower room. Outside, there are attractive gardens to three sides, off street parking, store room (former garage) and timber shed. VIEWING A MUST - VENDOR SUITED!







Key Features

- Extended Family Home
- Office/Studio
- Corner Plot
- Living Room & Open Plan Kitchen/Dining Room
- EPC: TBC
- Five Bedrooms
- Two Bathrooms
- Parking & Store Room (Perfect For Motorbikes/Cycles)
- Ground Floor WC
- Council Tax Band: D

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Entrance Porch
Double glazed windows & front door. Inner door to:

Entrance Hall
Radiator & stairs rising to first floor.

WC
Close coupled WC, wash hand basin.

Living Room
4.39m x 3.66m (14'5" x 12')
Double glazed window to front, coving, feature fireplace, radiator.

Dining Area
3.66m x 2.84m (12' x 9'4")
Double glazed French doors, coving.

Kitchen
5.97m x 2.92m (19'7" x 9'7")
Double glazed windows to rear. Door to side. Range of fitted wall & base level units, worksurfaces incorporating sink unit with mixer tap, fitted electric oven, combi grill, hob & extractor hood, integrated dishwasher, space & plumbing for washing machine, space for fridge/freezer, coving.

Music Studio/Office
3.86m x 2.77m (12'8" x 9'1")
Soundproofed. Double glazed windows to front, radiator.

First Floor Landing
Stairs from entrance hall.

Bedroom
4.57m x 3.66m (15' x 12')
Double glazed window to front, radiator.

Bedroom
5.33m x 2.67m (17'6" x 8'9")
Double glazed windows to rear, radiator.

Bedroom
3.66m x 3.48m (12' x 11'5")
Double glazed window to rear, coving, radiator.

Bedroom
4.42m narrowing to 2.90m x 2.44m (14'6" narrowing to 9'6" x 8')
Double glazed window to side.

Luxury Bathroom
5.18m x 1.75m (17' x 5'9")
Double glazed window. Suite comprising: P-Shaped bath with electric shower over, large shower enclosure with shower, pedestal wash hand basin, close coupled WC.

Second Floor Landing

Primary Bedroom
4.88m x 3.35m (16' x 11')
Two Velux windows, radiator, Juliet balcony with distant sea views.

En-Suite
Double glazed window. Fitted suite comprising: Shower

enclosure, pedestal wash hand basin, close coupled WC.

Outside

Rear Garden
South-Westerly aspect.

Storage/Former Garage
5.08m x 2.67m max narrowing to 1.52m (16'8" x 8'9" max narrowing to 5')

Front & Side Gardens
Lawn, various plants & trees.

Driveway
Private driveway.













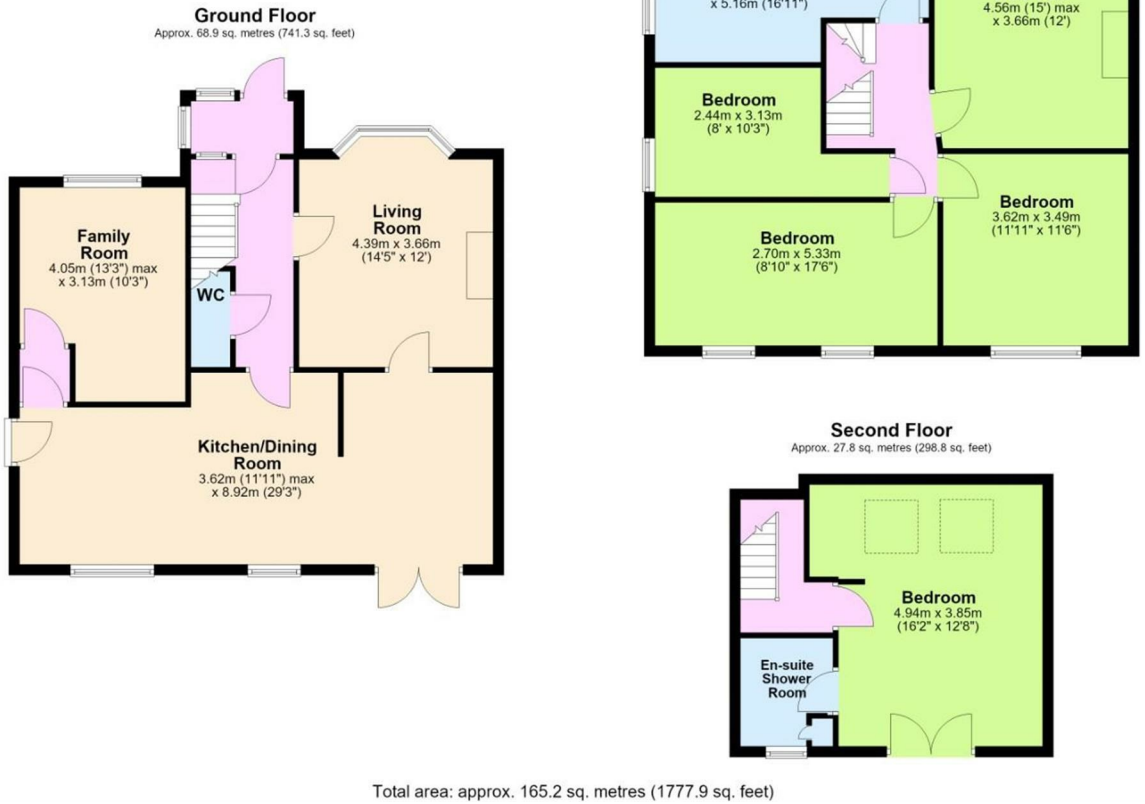




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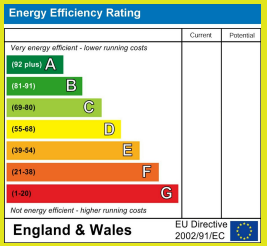
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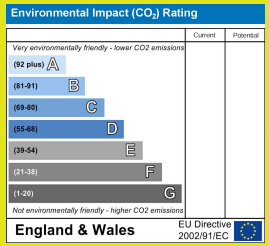
Floor Plan Upper Kingston Lane



Total area: approx. 165.2 sq. metres (1777.9 sq. feet)







The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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