



10 Lesser Foxholes | Shoreham by Sea | BN43 5NT
Offers Over **£850,000**

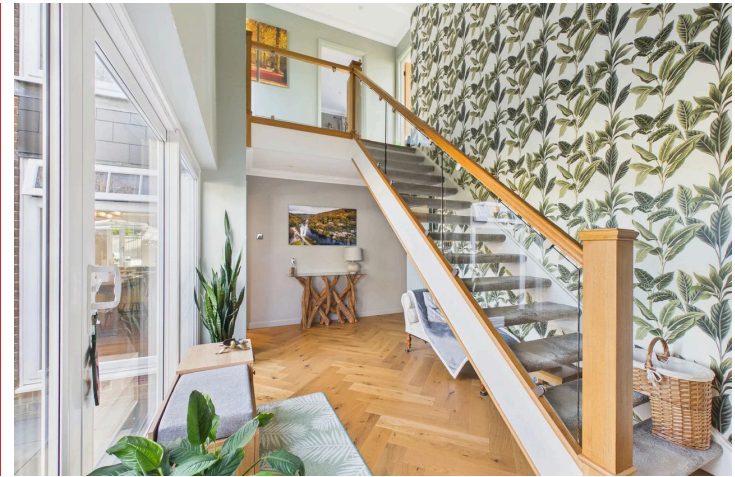
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We are delighted to offer for sale this beautifully refurbished four-bedroom detached home, featuring professionally designed interiors and a superbly landscaped garden designed to make the most of the sun throughout the day.

A home of style & sophistication







Property details: 10 Lesser Foxholes | Shoreham by Sea | BN43 5NT

Key Features

- Chain free
- Good school catchment area
- Impressive entertaining space
- Outdoor kitchen with bar
- Interiors professionally designed
- Garden office room
- Separate Utility room
- Contemporary open plan living
- Versatile accommodation with downstairs bedroom and shower room
- EV Charging point



4 Bedrooms



2 Bathrooms



2 Reception Rooms



Chain free

INTERNAL

Inside, the property offers stylish, well-considered interiors with carefully selected finishes, creating a warm and contemporary living environment ready to move straight into.

The overall space, layout and setting are best appreciated in person.

EXPOSED STORM PORCH With inset spotlights and wall mounted lighting, leading to a pvcu double glazed front door.

SPACIOUS ENTRANCE HALL WITH VAULTED CEILING A bright and welcoming space with vaulted ceiling and solid oak wood flooring, creating an impressive first impression. Sliding doors and windows provide access to the side, with built-in storage, contemporary radiators and recessed lighting.

UTILITY CUPBOARD Fitted with space and provision for washing machine and tumble dryer, tiled flooring and walls, with hand wash basin and vanity unit.

INTERNAL HALLWAY Providing access to ground floor accommodation.

MODERN GROUND FLOOR WET ROOM Finished with fully tiled walls and flooring, underfloor heating, integrated shower, WC and wash basin, with recessed shelving and contemporary fittings.

BEDROOM FOUR / OFFICE A versatile room suitable for use as a bedroom and/or home office, enjoying a west aspect with views towards Lancing College. Features include an electric Velux window, shutters, fitted storage and access through to the extended double length garage/workshop.

OPEN PLAN DINING AREA WITH WOOD BURNER A sociable dining space with dual aspect windows, centred around a feature wood burner with oak mantel, flowing through to the main living areas.

DUAL ASPECT LOUNGE WITH GARDEN ACCESS A light and spacious living area with windows and large sliding doors opening directly onto the rear garden, creating a strong connection between inside and out.

MODERN KITCHEN / BREAKFAST ROOM Solid oak kitchen with granite work surfaces, including two larder cupboards and integrated appliances including dishwasher, with space for range cooker and American-style fridge/freezer. Butler sink with tri-flow tap, underfloor heating and stone tiled flooring.

GLASS AND OAK STAIRCASE LEADING TO FIRST FLOOR

FIRST FLOOR LANDING With large window allowing natural light, leading to all first floor rooms with views over the downs and Lancing College.

BEDROOM ONE Enjoying a south/east aspect with views over fields and towards the coast. Includes air conditioning unit and fitted flooring.

INTERNAL Continued...

BEDROOM TWO Also benefiting from a south/east aspect with similar views, fitted wardrobes and good natural light.

BEDROOM THREE A further well-proportioned room with outlook over the surrounding area.

FAMILY BATHROOM A spacious bathroom fitted with twin sinks, bath with shower over, WC and storage cupboard, with fully tiled walls and underfloor heating. Has a spa feel.

EXTERNAL

The outdoor space has been thoughtfully zoned to create a series of inviting areas for relaxing and entertaining, including a outside kitchen, decked seating area, fire pit, and an area to pamper yourself with space for a hot tub, cold plunge and an outdoor shower — perfect for enjoying long summer days.

EXTERNAL HOME OFFICE A detached space with power, lighting and heating, suitable for home working or other uses such as a home gym.

DOUBLE LENGTH GARAGE/WORKSHOP A substantial space providing wooden shelving for storage and workspace, with power, lighting, sink unit, boiler and water softener.

LANDSCAPED REAR GARDEN The rear garden has been arranged to provide a variety of seating and entertaining areas, including a composite deck with outdoor kitchen and bar, a fire pit area, lawn and additional decked space with hot tub area and external shower. The garden also benefits from a large potting shed. Further features include planting, lighting, power points and side access.

FRONT GARDEN & DRIVEWAY Providing off-road parking for 2+ cars, EV charging point and additional low level storage space.

LOCATION

Ideally positioned in the highly sought-after area of Old Shoreham, the property enjoys a easy access to walks on the South Downs and River Adur, while Shoreham town centre and mainline station are just over a mile away.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

2021 ft²
187.7 m²

Reduced headroom

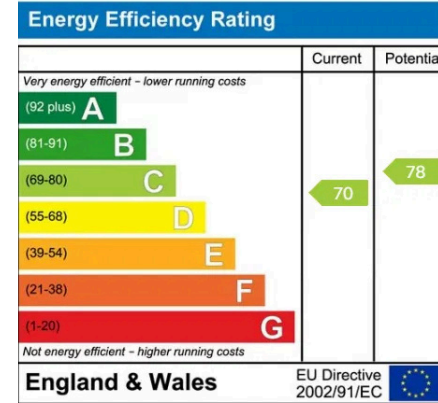
18 ft²
1.7 m²

(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 Floor Plan): 2021 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 floor plans 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.