



# Upper Shoreham Road

Shoreham-By-Sea, BN43 5NB

**Guide price £1,200,000**

A quite lovely individual 5 bedroom detached family home together with stunning large and level south facing rear garden situated in this sought after residential location close to Buckingham Park.

This distinctive property is located in a highly regarded residential setting accessible to Shoreham town centre with its busy high street offering an excellent range of shops, bars and restaurants fronting the delightful River Adur. Shoreham mainline station offers valuable rail links and Buckingham Park is also nearby.

This attractive property with its Dutch Mansard styling is offered for sale in excellent decorative condition and affords lovely light spacious and expansive living accommodation arranged over two floors making this a comfortable family home. With a bright, modern and contemporary theme the house offers great flexibility for modern family living.

The ground floor space features an absolutely stunning large open plan kitchen/dining/family room with a full range of modern units and an expanse of sliding doors opening onto the gardens which also flood this space with light and brightness. This room is complemented by various separate reception options as well as a useful guest bedroom with en suite facilities.

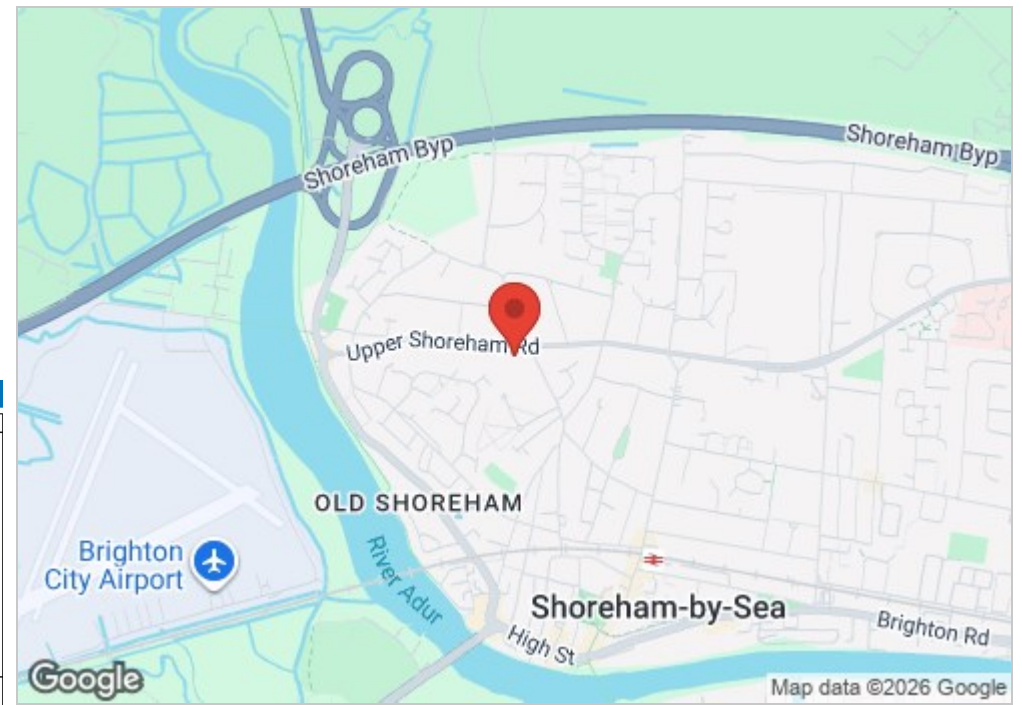
The first floor accommodation includes a choice of four bedrooms and two bathrooms with the main bedroom enjoying fine far reaching views at the rear across the surrounding area.

Set back from the road with an extensive private driveway the house also features a fabulous level rear garden backing directly onto allotments and taking full advantage of the sunny southerly aspect.

There is no chain involved with the sale and an early viewing is recommended buy the owners Sole Agents

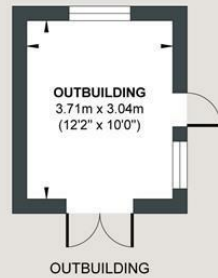
- Individual detached family home
- Beautifully presented and appointed
- Bright modern contemporary theme
- Ground floor guest bedroom suite
- Large level south facing garden
- Favoured residential setting close to Buckingham Park
- Light spacious and expansive
- Stunning open plan kitchen/family room
- Flexible family living options
- No Chain Involved

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	76
England & Wales		EU Directive 2002/91/EC	

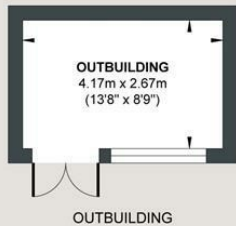


# UPPER SHOREHAM ROAD

Approx. Gross Internal Floor Area (Excluding Outbuildings) = 203.16 sq m / 2186.79 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



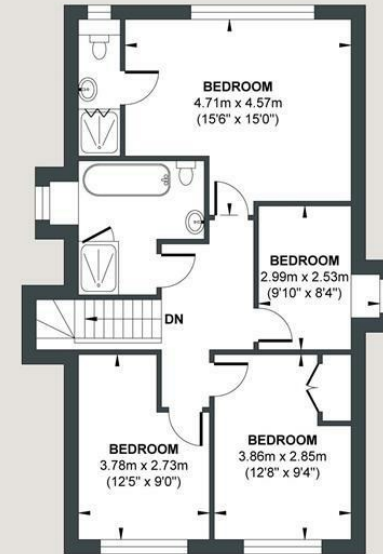
**Approximate Floor Area**  
 121.41 sq ft  
 (11.28 sq m)



**Approximate Floor Area**  
 119.80 sq ft  
 (11.13 sq m)



**GROUND FLOOR**  
**Approximate Floor Area**  
 1503.82 sq ft  
 (139.71 sq m)



**FIRST FLOOR**  
**Approximate Floor Area**  
 682.97 sq ft  
 (63.45 sq m)



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 We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.  
 All measurements are approximate



