Upper Shoreham Road, Shoreham By Sea

Offers Over **£650,000**

Jacobs | Steel

Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Extended Kitchen / Dining Room
- Solar Panelled Roofing Creating An Income Of Approximately £600/£700 per annum
- Large South Facing Rear Garden
- Off-Road Parking
- Garage / Extended Workshop Having Power And Lighting
- Ground Floor Cloakroom
- Separate Utility Room
- Separate Lounge
- Storm Porch
- Modern Family Bathroom

We are delighted to offer for sale this beautifully presented extended three bedroom semi detached home with high specification fixtures and fittings throughout situated within this popular residential 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.

Obscure pvcu double glazed front door through to:-

ENCLOSED STORM PORCH Comprising pvcu double glazed window, obscure glass pvcu double glazed window, carpeted flooring, two single light fittings, feature stained glass private front door through to:-

SPACIOUS ENTRANCE HALL West aspect. Comprising obscure glass pvcu double glazed window, Parquet flooring, radiator, built in understairs push to open storage cupboards, recessed spotlights, door to:-

DOWNSTAIRS WC West aspect. Comprising obscure glass pvcu double glazed window, low flush wc, wall mounted hand wash basin with mixer tap, fully tiled walls, Parquet flooring, recessed spotlights.

SEPARATE LOUNGE North aspect. Comprising pvcu triple glazed window, radiator, carpeted flooring, feature fireplace with working gas fire, slate hearth and attractive wood surround, bespoke built in shelving, three wall mounted lights, ceiling mounted light fitting with directable spotlights.

EXTENDED OPEN PLAN MODERN FITTED KITCHEN/DINING ROOM South aspect. Comprising:

Dining area: Parquet flooring, radiator, recessed lighting, door through to utility room.

Kitchen area: Aluminum framed double glazed window, aluminum framed double glazed UV protected bi folding doors leading out onto suntrap feature rear garden, two triple glazed tinted skylights, radiator, Parquet flooring, recessed lighting, quartz worksurfaces with cupboards below and matching eye level cupboards, under cupboard LED lighting, inset one and a half bowl sink unit with mixer tap and draining board, five ring induction hob with extractor fan over, glass splashback, integrated appliances include eye level double oven, fridge/freezer, dishwasher. Matching island having a breakfast bar with seating for two to three, quartz worksurfaces and drawers below.

UTILITY ROOM West aspect. Comprising obscure glass pvcu double glazed door leading out onto side access, tile effect flooring, quartz work surfaces with cupboards over, inset stainless steel sink unit with mixer tap, space and provision for additional freezer, washing machine and tumble dryer. Built in storage cupboard housing boiler, recessed lighting, wine rack, bespoke coat rack for multiple coats and bags at high and low levels with built in bench and shoe storage beneath.

FIRST FLOOR LANDING West aspect. Comprising pvcu double glazed window, carpeted flooring, recessed lighting, loft hatch access, underfloor heating control panel, extractor fan switch.

BEDROOM ONE North aspect. Comprising pvcu triple glazed bay window, radiator, carpeted flooring, range of high quality bespoke built in wardrobes with hanging rails and shelving, built in drawers, additional recessed cupboard space, two single light fittings, slide and glide curtain.

BEDROOM TWO South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, slide and glide curtain rail.

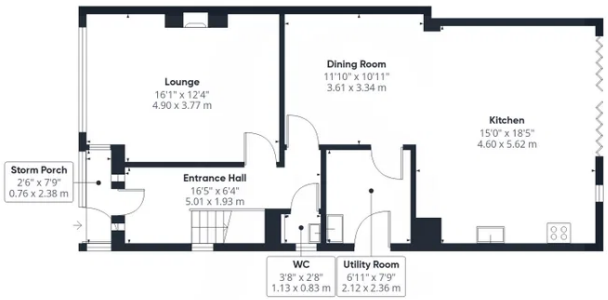
BEDROOM THREE North aspect. Comprising pvcu triple glazed bay window, made to measure radiator, carpeted flooring, single light fitting, slide and glide curtain rail.

MODERN FITTED FAMILY BATHROOM/WET ROOM South aspect. Comprising obscure glass pvcu double glazed window, tiled flooring with electric underfloor heating, tile enclosed custom paneled bath with integrated shower attachment and tiled alcove, integrated shower with rainfall shower head over, tiled alcove and additional shower attachment, hand wash basin with heated mirror above and push to open vanity units below having under cabinet LED lighting, hidden shaving point and mixer tap. Low flush wc, fully tiled walls, wall mounted heated towel rail, recessed lighting, extractor fan.

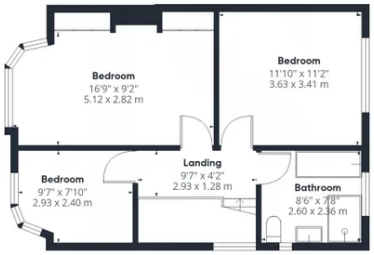
FRONT GARDEN Hard standing affording off-road parking for approximately 2+ vehicles.

FEATURE LANDSCAPED SOUTH FACING REAR GARDEN Stepping down onto porcelain tiled patio leading to durable composite decking area having attractive raised sleeper beds with steps down onto further porcelain tiled patio, leading to large lawned area with attractive bespoke borders and built in irrigation system (lawn and sleepers). Feature pathway with stepping stones and decorative resin stone leading to courtyard area with insulated timber built storage shed with power, water and outdoor socket and additional raised flower beds. Benefitting from being fully fence (composite) and wall enclosed.

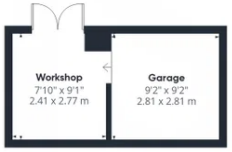
GARAGE / WORKSHOP Pvcu double glazed double doors leading out onto feature rear garden, benefitting from power and lighting, bespoke shelving, drawers and tool storage.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

1410 ft²

130.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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