



**Mill Hill Drive, Shoreham by Sea**

Offers Over **£450,000**





**Property Type:** Semi Detached House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** C

- Two Storey Extension
- West Facing Rear Garden
- Kitchen/Breakfast Room
- Spacious Lounge
- Detached Garage
- Off Street Parking For One Vehicle
- Distant Sea And Roof Top Views
- Versatile Accommodation
- Short Walk To South Downs Access

We are delighted to offer for sale this well extended three/four bedroom semi detached house situated within this popular residential location.

Situated on the corner of Mill Hill Drive and Chanctonbury Drive in this sought after North Shoreham location approximately 1 mile of Shoreham Town Centre with its mainline railway station and comprehensive shopping facilities. Within half a mile of easy access leading to Mill Hill nature reserve and onto the South downs. Local bus services run nearby linking to Shoreham Beach and Holmbush Centre.





Pvcu double glazed front door through to:

**DOUBLE ASPECT STORM PORCH** East and North aspect. Comprising pvcu double glazed windows, built in cat flat, sunken spotlights, door to:

**SPACIOUS LOUNGE** East aspect. Comprising pvcu double glazed window, radiator, dado rail, coving, understairs storage cupboard, door to:

**KITCHEN/BREAKFAST ROOM** West aspect. Comprising pvcu double glazed window with fitted roller blind, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, part tiled splashbacks, inset four ring electric hob with oven below and extractor fan over, inset stainless steel single drainer sink unit with mixer tap, provision for washing machine, matching integrated fridge/freezer, integrated wine rack. Sunken spotlights, wall mounted combination Baxi boiler, opening to:-

**DOUBLE ASPECT SEPARATE DINING ROOM/BEDROOM FOUR** East and West aspect benefitting from distant downland and roof top views. Comprising pvcu double glazed window, two radiators, laminate flooring, coving, pvcu double glazed double doors leading out onto rear garden.

**FIRST FLOOR LANDING** Comprising loft hatch access with pull down ladder, being half boarded and benefitting from power and lighting.

**DOUBLE ASPECT BEDROOM ONE** East and North aspect benefitting from distant downland, sea and roof top views. Comprising two pvcu double glazed windows with fitted roller blinds, two radiators, coving.

**BEDROOM TWO** East aspect benefitting from distant downland, sea and roof top views. Comprising pvcu double glazed window with fitted roller blind, radiator, coving.

**BEDROOM THREE** West aspect. Comprising pvcu double glazed window with fitted roller blind, radiator, coving.

**FAMILY BATHROOM** Comprising panel enclosed bath having an integrated shower over, low flush wc, hand wash basin with vanity unit below, wall mounted heated towel rail, part tiled walls, built in airing cupboard housing factory lagged hot water tank and shelving. Sunken spotlights, extractor fan.

**FRONT GARDEN** Large lawned area having various mature shrub, tree and plants, gate to rear garden.

**TIERED WEST FACING REAR GARDEN** Large paved area stepping up onto lawned area having various shrub and plant borders, outside tap, external power points, three wall mounted lights, two timber built sheds, gate to rear access.

**DETACHED BRICK BUILT GARAGE & OFF STREET PARKING** At the rear of the property. With up and over door, benefitting from power and lighting, pvcu double glazed window, door to rear garden. Hardstanding in front of garage providing off street parking space for one vehicle.



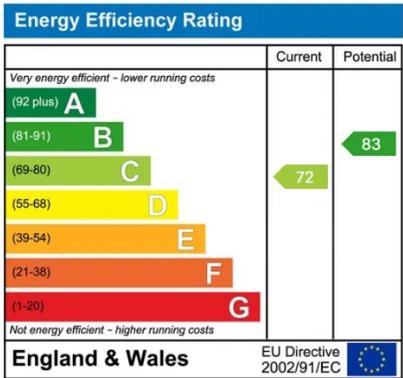


Approximate total area<sup>(1)</sup>  
 1000 ft<sup>2</sup>  
 92.8 m<sup>2</sup>

(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 our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.