



**The Street, Shoreham by Sea**  
**£1,100,000**



**Property Type:** Detached House

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 3

**Tenure:** Freehold

**Council Tax Band:** G

- Substantial Detached Cottage
- Enclosed Sun Trap Rear Garden
- South Facing Main Bedroom With Modern Fitted Ensuite
- Modern Fitted Kitchen/Breakfast Room
- Three Reception Rooms
- Double Garage And Off Road Parking
- Downstairs Utility Room And Separate Wc
- Distant Sea Views
- Popular North Shoreham Location
- Viewing Highly Recommended

We are delighted to offer this unique opportunity to acquire this four bedroom detached early 18th century extended cottage situated in this enviable North Shoreham location benefitting from sun trap rear garden with double garage and off road parking.



Ideally situated in this popular residential area in "Old Shoreham" on the southern slope of the South Downs. The centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station is just over 1 mile distant whilst pleasant Downland and River walks are close to hand.



Private front door through to:-

**SPACIOUS OPEN ENTRANCE HALL** Comprising radiator with attractive wood surround, two wall mounted lights, laminate flooring, stairs up to first floor, feature exposed brick wall and exposed beams, steps up to split level hallway.

**INTERNAL HALLWAY** Comprising radiator with attractive wooden surround, opening to:-

**RECEPTION ROOM** North/West and North/East aspect. Comprising wood effect double glazed windows, carpeted flooring, radiator, single light fitting, coving.

**SPACIOUS OPEN PLAN LOUNGE** South/West and South/East aspect. Comprising carpeted flooring, two radiators, four wall mounted light fittings, coving, feature fireplace with inset gas coal effect fire and marble surround and slate hearth, steps down to Dining Room, double doors leading out sun trap rear garden, double doors leading to:-

**SUN TRAP CONSERVATORY** Comprising double glazed windows, double doors out to rear garden, tiled flooring.

**OPEN PLAN DINING ROOM** South aspect. Comprising steps and exposed beam partition to from reception room, feature stained glass door to hallway, laminate flooring, feature exposed beams, radiator with wooden surround, double doors out to rear garden, fitted storage cupboard with shelving, four wall mounted light fittings.

**GROUND FLOOR WC** North/East aspect. Comprising laminate flooring, radiator, double glazed window, vanity unit having inset hand wash basin with mixer tap and hidden cistern wc, tiled splashback, recessed lighting, exposed beam.

**MODERN FITTED KITCHEN/BREAKFAST ROOM** South and East aspect. Comprising timber framed double glazed windows, resin work surfaces with cupboards below, inset one and a half bowl stainless steel sink unit with contemporary mixer tap, four ring electric induction hob with extractor hood over, twin eye level double oven, integrated wine cooler, eye level cupboards, recessed lighting and single light fitting, tiled flooring, large exposed brick fireplace, radiator, matching cupboard Vaillant boiler, integrated AEG dishwasher, integrated under counter fridge, door to:-

**UTILITY ROOM** North/East and South/East aspect. Comprising timber framed double glazed door to side garden, resin work surface with cupboards below, matching eye level cupboard, tiled flooring, space and provision for washing machine, tumble dryer, fridge/freezer. Single light fitting with directable spotlights.

**SPLIT LEVEL FIRST FLOOR LANDING** Comprising carpeted flooring, wall mounted light fitting, two spacious airing cupboards - one housing hot water tank and slatted shelving. Radiator with attractive wooden surround, loft hatch access, steps up to further landing area.

**BEDROOM TWO** South/East aspect. Comprising timber framed double glazed window, radiator, carpeted flooring, feature fireplace with attractive wooden surround, single light fitting, storage cupboards with hanging rail and shelving.

**BEDROOM FOUR** South aspect. Comprising timber framed double glazed window, radiator, carpeted flooring, single light fitting with directable spotlights, storage cupboard with shelving and light.

**LANDING** Comprising single light fitting, carpeted flooring.

**MAIN BEDROOM** South/West and South/East aspect.

Comprising walk through wardrobe area with two cupboards having hanging rails and shelving, carpeted flooring, opening through to:-

Bedroom area with wooden framed double glazed windows with attractive outlook over Shoreham towards the sea, built in window seat, carpeted flooring, two radiators, twin inset ceiling lights, built in wardrobe.

**CONTEMPORARY FITTED ENSUITE** West aspect. Comprising wood effect pvcu double glazed window, vanity unit having inset hand wash basin with mixer tap, storage below and hidden cistern low flush wc, fully tiled walls, laminate flooring, walk in shower cubicle with integrated shower attachment over, contemporary heated towel rail, recessed lighting.

**BEDROOM THREE** North/East aspect. Comprising timber framed double glazed window, radiator, single light fitting, carpeted flooring, storage cupboards with hanging rail and shelving.

**BATHROOM** North/West aspect. Comprising timber framed double glazed window, panel enclosed bath with Triton electric shower over, vanity unit having inset hand wash basin with storage below and hidden cistern low flush wc, loft hatch access, recessed lighting, radiator with integrated heated towel rail, majority tiled walls, wooden flooring.

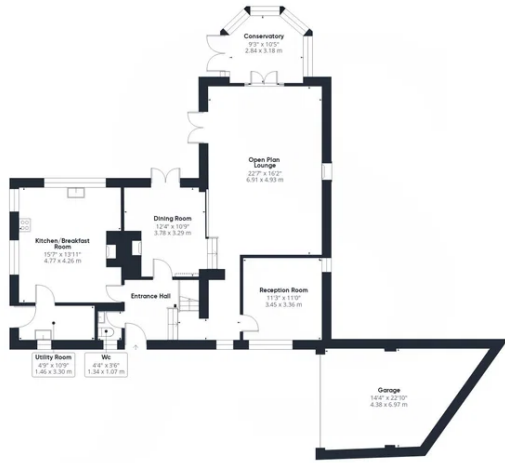
**FRONT GARDEN** Block paved driveway providing off street parking for multiple vehicles, leading to garage, gate to side access leading to rear garden, wooden canopy, door to utility room, variety of mature shrubs, trees and bushes, being flint and brick wall enclosed.

**PRIVATE ENCLOSED SUN TRAP REAR GARDEN** Large block paved wrap around patio area leading onto large lawned area, having a variety of mature shrubs, trees and bushes, door to attached greenhouse. Paved and flint path leading to the rear of the garden and around to the side/front garden, being fence and wall enclosed.

**ATTACHED GREENHOUSE** Comprising brick built base, wooden framed windows, door to rear garden, wooden work top with cupboards below, polycarbonate roof, lighting. Door to side with external storage shed.

**DOUBLE GARAGE** With motorised up and over door, benefitting from power and lighting. Wall mounted electric fuse box, gas meter and electric meter.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

2310 ft<sup>2</sup>  
214.5 m<sup>2</sup>

Reduced headroom

50 ft<sup>2</sup>  
4.6 m<sup>2</sup>

(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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.