



The Marlinespike, Shoreham by Sea
Offers Over £600,000



Property Type: Detached House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Wealth Of Off Road Parking
- Garage/Workshop
- Versatile Accommodation
- In Need Of Modernisation/Scope For Improvement
- Extended Kitchen/Dining Room
- Double Bedroom With Walk In Wardrobe
- Spacious Double Aspect Lounge
- No Ongoing Chain
- Good School Catchment Area
- Spacious Entrance Hall

We are delighted to offer for sale this rare opportunity to acquire this well extended four bedroom, two reception room, detached house situated within this popular Shoreham Beach location, being within a short stroll of the Foreshore.

Conveniently situated off Shingle Road being just 1/2 mile from local shops in Ferry Road and within the catchment area of Shoreham Beach Primary School. The centre of Shoreham with its more comprehensive shopping facilities, health centre, library and mainline railway station is approximately 1 mile distant over the footbridge across the River Adur. The foreshore is within a few hundred yards.





Pvcu double glazed front door through to:-

ENTRANCE PORCH Comprising tiled flooring, ceiling mounted light, door to:-

SPACIOUS ENTRANCE HALL Comprising radiator, airing cupboard housing factory lagged hot water tank and shelving, storage cupboard with shelving.

SEPARATE WC West aspect. Comprising obscure glass pvcu double glazed window, low flush wc, tiled flooring, wall mounted grab rails, sunken spotlights.

GROUND FLOOR SHOWER ROOM West aspect. Comprising obscure glass pvcu double glazed window, shower cubicle being fully tiled having an Aqua3000 electric shower, grab rail, sunken spotlights, hand wash basin with vanity unit below, heated towel rail, wall mounted electric heater.

DOUBLE ASPECT SPACIOUS LOUNGE South and East aspect. Comprising pvcu double glazed window with fitted blind, pvcu double glazed window and slide door with fitted blinds, two radiators, coving.

SEPARATE OPEN PLAN DINING ROOM North aspect. Comprising pvcu double glazed slide door, radiator, coving, stairs to first floor.

BEDROOM FOUR/OFFICE East aspect. Comprising pvcu double glazed window, radiator.

BEDROOM THREE South aspect. Comprising pvcu double glazed window with fitted blind, radiator, fitted mirrored wardrobes with hanging rail and shelving.

TRIPLE ASPECT EXTENDED KITCHEN/DINING ROOM North, East and West aspect. Comprising door to side access, aluminium framed secondary double glazing, pvcu double glazed window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, integrated oven/cooker, four ring electric hob with extractor fan over, inset stainless steel double sink unit with mixer tap, space for dryer, space and provision for dishwasher and washing machine, floor mounted Kingfisher II boiler, two pantry cupboards with shelving.

LEAN TO With polycarbonate roof. Comprising pvcu double glazed windows, external power points, wall mounted tap, pvcu double glazed door to side access, laminate work surfaces with cupboards below.

GARAGE/WORKSHOP Benefitting from power and lighting, with up and over door.

FIRST FLOOR LANDING

BEDROOM ONE South aspect. Comprising pvcu double glazed window with fitted blind, radiator.

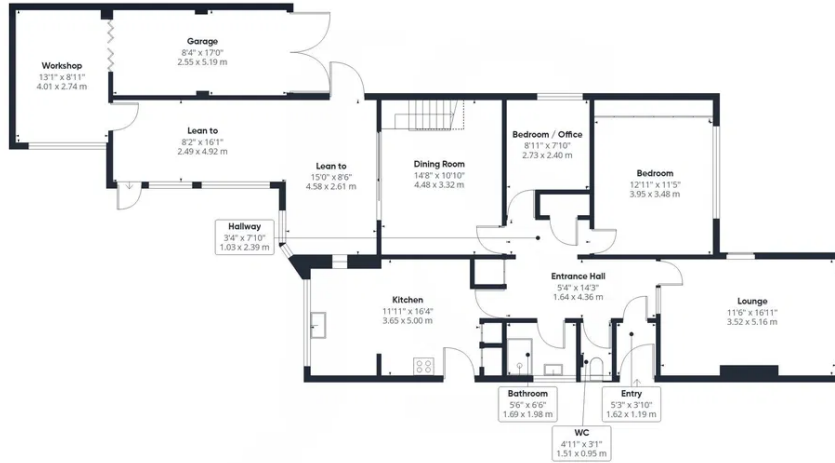
WALK IN WARDROBE/OFFICE Comprising velux window, eaves storage cupboard.

BEDROOM TWO North aspect. Comprising pvcu double glazed window with fitted roller blind, radiator.

FRONT GARDEN Large paved area affording off road parking for several vehicles onto large lawned area having various shrub borders, raised garden pond with rockery surround, wall mounted light.

REAR GARDEN Paved walkway onto lawned area stepping up onto further paved area, greenhouse, being fence and wall enclosed.





Ground Floor



Floor 1



Approximate total area^m
 1935 ft²
 179.8 m²
 Reduced headroom
 28 ft²
 2.6 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(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.