Robert Luff & Co

Upper Kingston Lane, Shoreham-By-Sea

Freehold - Offers Over £700,000

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Description

Robert Luff & Co are delighted to present this incredibly spacious, extended semi-detached family home, enviably located at the foot of the South Downs in ever popular Shoreham By Sea. The impressive accommodation, which spans three storeys, briefly comprises: Entrance hall, living room, ground floor WC, dining room, 19ft fitted kitchen, ground floor soundproofed music studio/office, first floor landing, four double bedrooms and luxury family bathroom with bath & walk in shower, second floor landing, primary bedroom with Juliet balcony offering distant sea views and en-suite shower room. Outside, there are attractive gardens to three sides, off street parking, store room (former garage) and timber shed. VIEWING A MUST - VENDOR SUITED!







Key Features

- Extended Family Home
- Office/Studio
- Corner Plot
- Living Room & Open Plan Kitchen/Dining Room
- EPC: TBC
- Five Bedrooms
- Two Bathrooms
- Parking & Store Room (Perfect For Motorbikes/Cycles)
- Ground Floor WC
- Council Tax Band: D

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Entrance Porch
Double glazed windows & front door. Inner door to:

Entrance Hall
Radiator & stairs rising to first floor.

WC
Close coupled WC, wash hand basin.

Living Room
4.39m x 3.66m (14'5" x 12')
Double glazed window to front, coving, feature fireplace, radiator.

Dining Area
3.66m x 2.84m (12' x 9'4")
Double glazed French doors, coving.

Kitchen
5.97m x 2.92m (19'7" x 9'7")
Double glazed windows to rear. Door to side. Range of fitted wall & base level units, worksurfaces incorporating sink unit with mixer tap, fitted electric oven, combi grill, hob & extractor hood, integrated dishwasher, space & plumbing for washing machine, space for fridge/freezer, coving.

Music Studio/Office
3.86m x 2.77m (12'8" x 9'1")
Soundproofed. Double glazed windows to front, radiator.

First Floor Landing
Stairs from entrance hall.

Bedroom
4.57m x 3.66m (15' x 12')
Double glazed window to front, radiator.

Bedroom
5.33m x 2.67m (17'6" x 8'9")
Double glazed windows to rear, radiator.

Bedroom
3.66m x 3.48m (12' x 11'5")
Double glazed window to rear, coving, radiator.

Bedroom
4.42m narrowing to 2.90m x 2.44m (14'6" narrowing to 9'6" x 8')
Double glazed window to side.

Luxury Bathroom
5.18m x 1.75m (17' x 5'9")
Double glazed window. Suite comprising: P-Shaped bath with electric shower over, large shower enclosure with shower, pedestal wash hand basin, close coupled WC.

Second Floor Landing

Primary Bedroom
4.88m x 3.35m (16' x 11')
Two Velux windows, radiator, Juliet balcony with distant sea views.

En-Suite
Double glazed window. Fitted suite comprising: Shower

enclosure, pedestal wash hand basin, close coupled WC.

Outside

Rear Garden
South-Westerly aspect.

Storage/Former Garage
5.08m x 2.67m max narrowing to 1.52m (16'8" x 8'9" max narrowing to 5')

Front & Side Gardens
Lawn, various plants & trees.

Driveway
Private driveway.

















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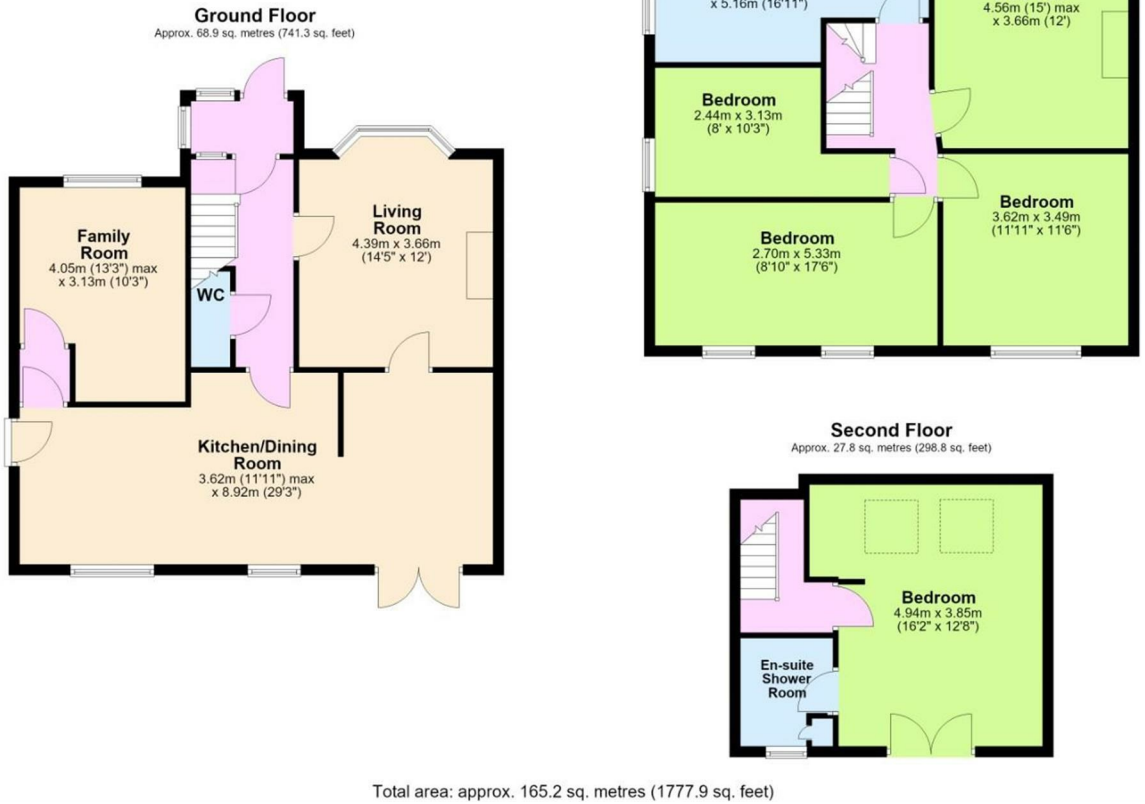
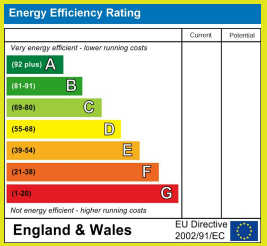
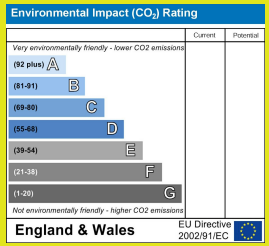
Floor Plan Upper Kingston Lane



Total area: approx. 165.2 sq. metres (1777.9 sq. feet)







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