



Rosslyn Road, Shoreham-By-Sea, BN43 6WL
Offers Over £900,000

Rosslyn Road, Shoreham By-Sea, BN43 6WL

The Property & Area

Nestled on an attractive and quiet tree-lined road in the highly sought-after Shoreham-By-Sea, this substantial five-bedroom detached family house presents an exceptional opportunity for discerning buyers. This property has been thoughtfully extended with a two-storey side addition, creating an abundance of versatile living space perfect for a growing family.

Upon entering, you are greeted by a welcoming atmosphere that extends throughout the home. The ground floor features a convenient W.C., essential for family living. The heart of the home is undoubtedly the huge modern kitchen breakfast room, a culinary delight equipped with contemporary fittings lots of worktop space and ample space for dining. French doors seamlessly connect this space to the rear garden, perfect for al fresco dining and entertaining.

This impressive residence boasts two further generous reception rooms, providing flexible options for relaxation and social gatherings. The large lounge diner is a particular highlight, featuring a stylish bar area and doors that open onto a secluded front patio, offering a private retreat. An additional lounge provides further space for family activities or quiet contemplation. With three well-appointed bathrooms, including two en-suite facilities, and a separate family bathroom, the property ensures comfort and convenience for all residents.

The first floor comprises five good-sized bedrooms, two of which benefit from their own private en-suite bathrooms, offering a touch of luxury and privacy. The remaining bedrooms are equally spacious, providing comfortable accommodation for family members or guests. The thoughtful layout ensures that each room is bright and airy, creating a pleasant living environment.

Externally, the property excels with its practical amenities and charming outdoor spaces. A large L-shaped garage and workshop, complete with light and power, offers extensive storage and utility options, alongside an separate but integrated garden store or utility room. Private off-street parking for several cars is a significant advantage, providing ample space for vehicles. The attractive private gardens to both the front and back of the house are meticulously maintained, offering tranquil spaces for outdoor enjoyment and relaxation with some lovely mature plants trees and shrubs offering privacy in the garden.

Location is paramount, and this property truly delivers. Situated on a desirable tree-lined road, it offers a peaceful residential setting whilst being incredibly well-connected. Shoreham Mainline Station and the vibrant town centre are both just a five-minute walk away, providing excellent transport links and easy access to a wide array of shops, restaurants, and local amenities. This superb family home combines spacious living with an enviable location, making it an ideal choice for those seeking a premium lifestyle in Shoreham town centre. Early viewing is highly recommended to fully appreciate the quality and scale of this magnificent property. For more information or to book to view please call our Shoreham office on 01273 661 577

Material Information

Tenure - Freehold

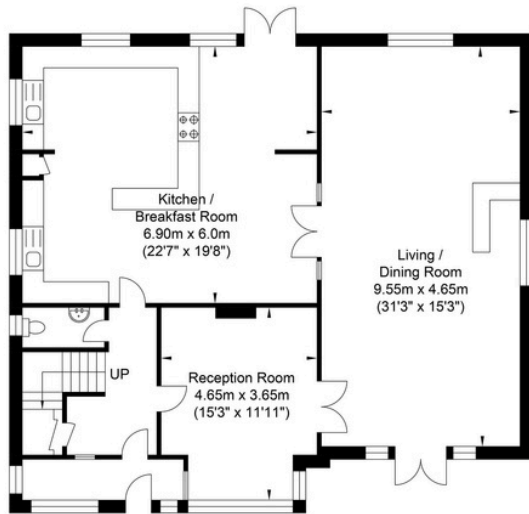
Council Tax Band - E

EPC Rating - D 67

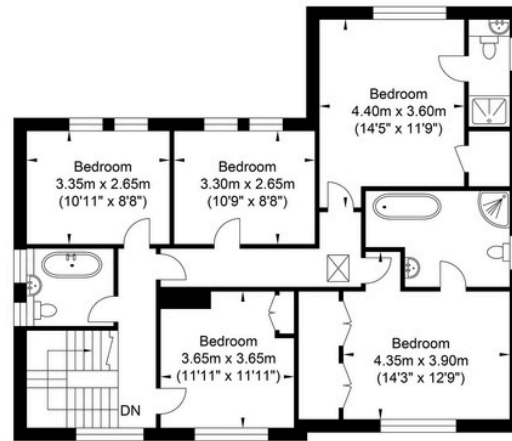


Floorplan

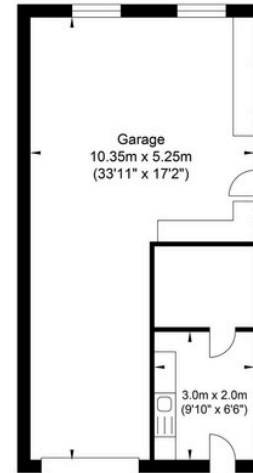
Rosslyn Road, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
1259.16 sq ft
(116.98 sq m)



First Floor
Approximate Floor Area
959.71 sq ft
(89.16 sq m)



Garage
Approximate Floor Area
584.91 sq ft
(54.34 sq m)

Approximate Gross Internal Area (Excluding Garage) = 206.14 sq m / 2218.87 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

Your Sussex Property Expert

Shoreham Property Hub
01273 661 577

6 Brunswick Road, Shoreham BN43 5WB
www.oakleyproperty.com
shoreham@oakleyproperty.com

We also have offices in:
Lewes
Brighton & Hove

Get in touch to book a viewing or valuation of
your own property

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Please note:
These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

