



HAMLYN SMITH

GUIDE PRICE
£800,000 - £850,000

LESSER FOXHOLES, SHOREHAM-BY-SEA

4 BEDROOMS

2 RECEPTIONS

2 BATHROOMS

****Guide price £800,000 - £850,000**** We are delighted to offer this beautifully refurbished four-bedroom detached home, where professionally designed interiors, flexible living space and an exceptional landscaped garden combine to create a home with a real emphasis on lifestyle and entertaining.

- Stunning four bedroom family home
- Professionally designed interior
- Off street parking and double length garage
- Open plan living/entertaining space
- Outdoor kitchen with bar and fire pit
- EV charging
- Separate home office/studio/gym
- Chain free





Lesser Foxholes

Approximate Gross Internal Area = 197.5 sq m / 2126 sq ft
(Including Garage / Excluding Void)

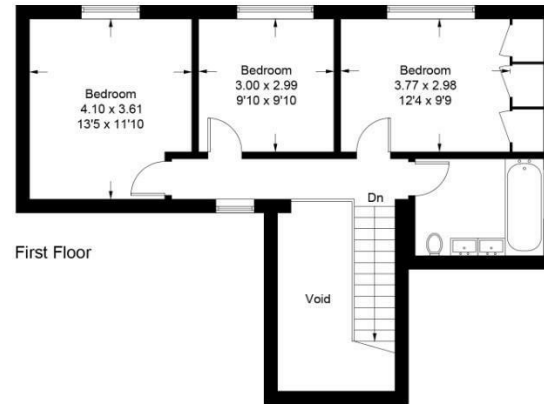
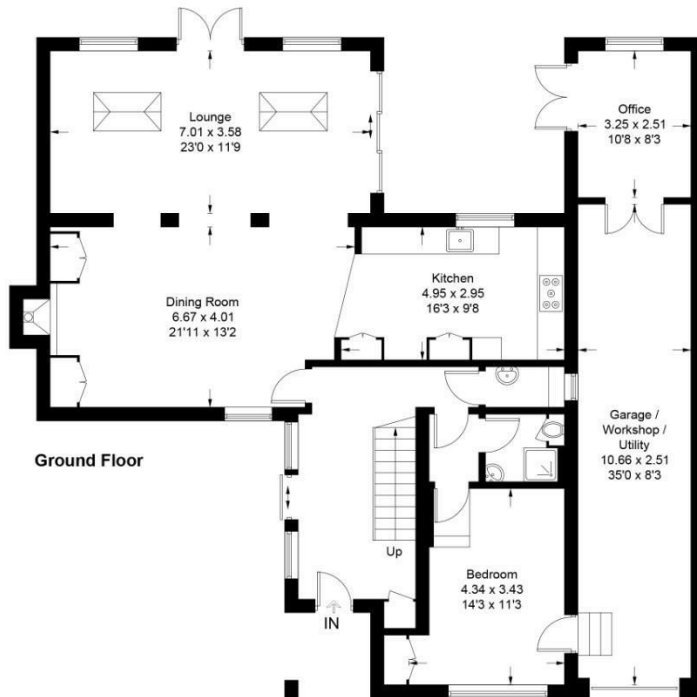


Illustration for identification purposes only.
measurements are approximate, not to scale. (ID1328538)

HOVE

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Considerable thought has gone into both the design and finish of the property, creating a warm, contemporary home that feels stylish without compromising on practicality. The living spaces flow particularly well, with a sociable open-plan dining area centred around a wood-burning stove and connecting naturally with the dual-aspect lounge and kitchen/breakfast room. Large sliding doors open directly onto the garden, allowing the outside space to become a genuine extension of the house during the warmer months.

The solid oak kitchen is finished with granite work surfaces and a Butler sink, with generous storage and space for a range cooker and American-style fridge/freezer. Oak flooring, stone tiling, underfloor heating and carefully selected finishes feature throughout, while the impressive vaulted entrance hall and glass and oak staircase add further character to the interior.

One of the great strengths of the house is its flexibility. There are four bedrooms, with the ground-floor fourth bedroom equally well suited as a study or additional reception space and complemented by a contemporary wet room. Upstairs, the bedrooms enjoy plenty of natural light and attractive outlooks towards the surrounding countryside, Lancing College and, from the south/east-facing rooms, towards the coast. The spacious family bathroom has been designed with a relaxing, spa-like feel, with twin basins, a bath with shower over and underfloor heating.

Outside is where this home really comes into its own. The beautifully landscaped rear garden has been thoughtfully zoned to follow the sun throughout the day, creating a series of individual spaces for relaxing, dining and entertaining. A composite deck incorporates an outdoor kitchen and bar, while elsewhere there is a dedicated fire-pit area, lawn and further decking arranged as a wellness space with room for a hot tub, cold plunge and outdoor shower. Carefully considered planting, garden lighting and power points complete a space designed to be enjoyed well beyond the summer months.

For those working from home or looking for additional recreational space, there is also a detached garden office with power, lighting and heating, equally capable of becoming a gym or studio. A substantial double-length garage/workshop provides excellent storage and workspace, while the driveway offers parking for multiple vehicles together with an EV charging point.

Ideally positioned in the highly sought-after Old Shoreham area, the property combines a peaceful residential setting with excellent access to the outdoors. Walks across the South Downs and alongside the River Adur are within easy reach, while Shoreham town centre and its mainline railway station are just over a mile away.

A home that has been extensively improved with both everyday living and entertaining in mind, its combination of beautifully finished interiors, versatile additional spaces and a truly impressive garden is best appreciated in person. *Some images have been virtually staged for marketing purposes*

