



Riverside Road | Shoreham by Sea | BN43 5RB
Offers Over £750,000



We are delighted to offer for sale this unique and spacious four bedroom detached family home backing onto the River Adur situated in this desirable Shoreham Beach location benefitting from breath taking river views.



Key Features

- Four Bedrooms
- Detached Family Home
- Impressive River And Downland Views
- Detached Garage And Off Road Parking
- Conservatory With River Views
- Open Plan Lounge/Dining Room
- Private Mooring Accessed Via The Rear Garden
- Popular Shoreham Beach Location



4 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Wooden front door into:-

ENCLOSED STORM PORCH East aspect. Comprising obscure glass pvcu leaded light double glazed window, tiled flooring, single light fitting, wooden door through:-

OPEN PLAN LOUNGE/DINER West, North and South aspect. Comprising pvcu leaded light double glazed windows, original parquet wooden flooring, picture rail, three light fittings, feature inglenook fireplace with log burner, understairs storage cupboard, two radiators, door opening onto:-

TRIPLE ASPECT KITCHEN/BREAKFAST ROOM South, East and North aspect.

Kitchen Area: Comprising pvcu leaded light double glazed window, solid wood worksurfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, space and provision for washing machine, tumble dryer, dishwasher and fridge/freezer. Inset eye level double oven, inset four ring gas hob with extractor fan over, recessed lighting, tiled flooring.

Breakfast Area: Comprising two pvcu leaded light double glazed windows, pvcu leaded light double glazed door out onto feature rear garden with views over River Adur, breakfast bar with seating for three, storage cupboard, tiled flooring, single light fitting with directable spotlights.

CONSERVATORY Having direct views over the River Adur and distant Downland views. Comprising double glazed wooden doors into Dining area, pvcu double glazed windows, wood effect vinyl flooring, pvcu double glazed double doors opening out onto feature rear garden.

INTERNAL HALLWAY Accessed via the door and split staircase from lounge.

SPACIOUS FAMILY BATHROOM North aspect. Comprising part obscured glass pvcu leaded light double glazed window with clear glass opening fan light having views over River Adur, hand wash basin with mixer tap, freestanding bath with integrated shower attachment over, heated towel rail, wooden flooring, single light fitting.

SEPARATE WC North aspect. Comprising part obscured glass pvcu leaded light double glazed window with clear glass opening fan light having views over River Adur, wooden flooring, low flush wc, single light fitting.

FIRST FLOOR LANDING Comprising single light fitting, loft hatch access.

DUAL ASPECT MAIN BEDROOM South and West aspect. Comprising two pvcu leaded light double glazed windows, radiator, two light fittings, carpeted flooring, overstairs storage cupboard with shelving.

DUAL ASPECT BEDROOM TWO South and East aspect. Comprising pvcu leaded light double glazed windows having breath taking views over River Adur and onward to the South Downs, single light fitting, carpeted flooring, radiator.

BEDROOM THREE North aspect. Comprising pvcu leaded light double glazed window with breath taking views over River Adur towards Shoreham town centre, St Mary De Haura Church, boats and onwards to the South Downs, overstairs storage cupboard, two light fittings, radiator.

BEDROOM FOUR East aspect. Comprising pvcu leaded light double glazed window having distant downland views, single light fitting, carpeted flooring, radiator.

EXTERNAL

FRONT GARDEN Laid to hardstanding providing ample off road parking for multiple vehicles, dwarf wall enclosed, side access gates to rear, various shrub and tree borders.

FEATURE REAR GARDEN Two side access gates, outside tap, stepping down onto large lawned area leading to sun trap decking area, various shrub and plant borders, four timber built sheds, glass balustrade having direct views over the River Adur and onwards to Shoreham footbridge, Shoreham Yacht Club and town centre, also have distant downland views.

PRIVATE MOORING Accessed via private steps from the rear of the garden.

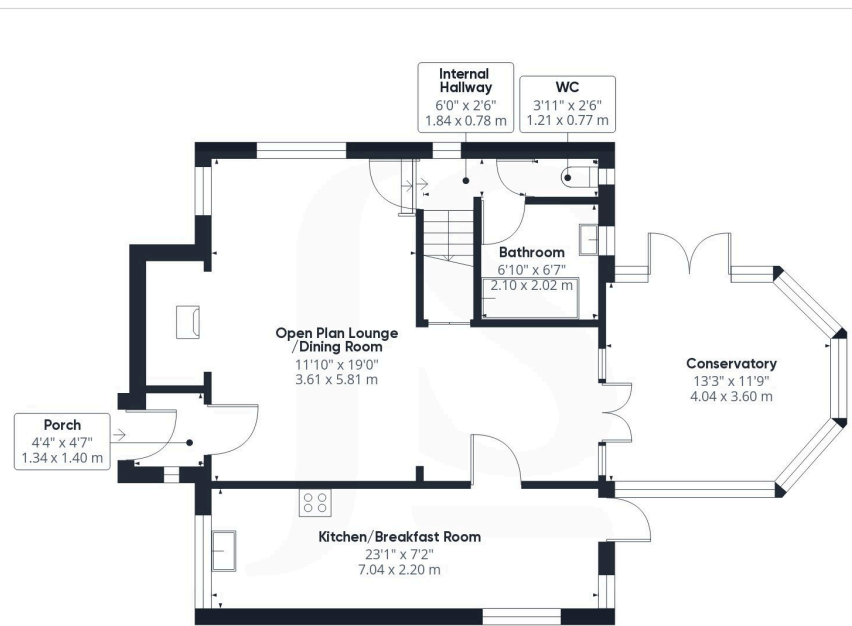
DETACHED GARAGE With power and lighting.

LOCATION

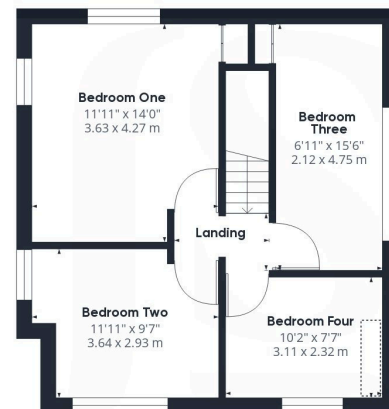
Ideally situated on central Shoreham Beach, being within minutes of the local shopping parade in Ferry Road, the footbridge over the River Adur to central Shoreham and within walking distance of beach access. The centre of Shoreham has comprehensive shopping facilities, health centre, library and mainline railway station whilst Brighton & Worthing are to the East and West respectively.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 1399.99 ft²
 130.06 m²

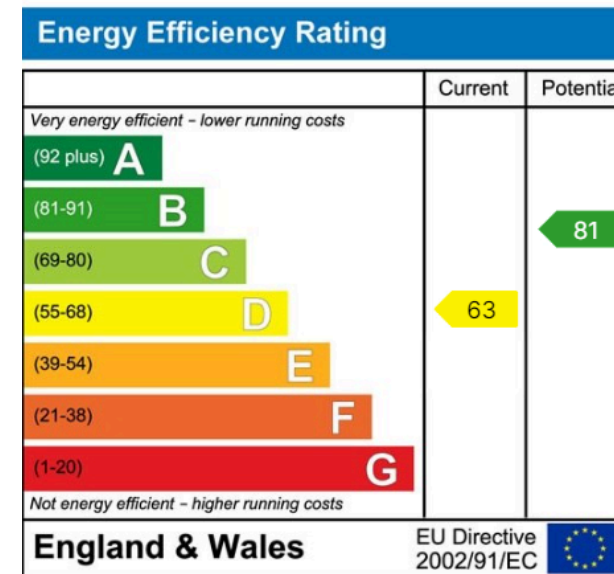
Reduced headroom
 6.02 ft²
 0.56 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 1206 sqft)

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.