



Upper Shoreham Road | Shoreham by Sea | BN43 5QD  
Offers Over £600,000







We are delighted to offer for sale this charming and well kept extended three/four bedroom semi detached house boasting original feature within this popular location.





# Key Features

- Fully Alarmed
- Close To Buckingham Park
- Versatile Accommodation
- Ground Floor Cloakroom
- Heated Swimming Pool
- Off Road Parking
- Garage/Workshop
- Good School Catchment Area
- Scope To Extend (Stnpc)
- Separate Dining Room/Bedroom Four



**3/4 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

Wooden leaded light door to:-

ENCLOSED PORCH South and East aspect. Comprising leaded light windows, tiled flooring, wooden leaded light door through to:-

SPACIOUS ENTRANCE HALLWAY Comprising radiator, stairs to first floor, understairs cupboard.

GROUND FLOOR WC Comprising low flush wc, hand wash basin, part tiled walls, built in cupboard.

DINING ROOM/BEDROOM FOUR South and West aspect. Comprising pvcu double glazed leaded light bay window, two radiators, picture rail,

KITCHEN/BREAKFAST ROOM West and North aspect. Comprising pvcu double glazed leaded light window, vinyl flooring, two radiators, contemporary range of fitted units and drawers, square edge work surfaces, inset stainless steel single drainer sink unit with mixer tap, pvcu double glazed window and door out to rear garden, inset five ring gas hob with extractor fan above, inset twin ovens, space for American style fridge/freezer, part tiled wall, spotlights.

LOUNGE/DINER West and North aspect. Comprising pvcu double glazed double doors out to rear garden, pvcu double glazed bow window, feature fireplace with wall mounted electric fire, picture rail, three wall mounted lights.

FIRST FLOOR LANDING

South aspect. Comprising storage cupboard.

BEDROOM ONE South aspect. Comprising pvcu double glazed leaded light window, radiator, picture rail, range of fitted wardrobes, overhead storage.

BATHROOM West aspect. Comprising obscure glass pvcu double glazed leaded light window, pedestal hand wash basin, low level flush wc, panel enclosed bath with mixer tap and integrated shower, fully tiled walls, chrome ladder style heated towel rail, feature internal fan light window.

SEPARATE WC West aspect. Comprising pvcu double glazed window, low flush wc, feature internal fan light window.

BEDROOM THREE North aspect. Comprising pvcu double glazed leaded light window, radiator, range of built in storage cupboards with further storage cupboards above, loft hatch access, feature internal fan light window.

BEDROOM TWO North aspect. Comprising pvcu double glazed leaded light window, radiator, picture rail, ceiling fan light.

## EXTERNAL

FRONT GARDEN Paved pathway leading to front porch, laid to lawn with various shrubs, gated entrance to hardstanding providing ample off street parking leading onwards to garage, gate to rear access.

REAR GARDEN Laid to patio leading onto lawned area, leading further onto paved area having sunken heated swimming pool, summer house, large timber built shed, various shrub and plant borders, outside tap, door to garage, gate to side access.

GARAGE With up and over door, door to rear garden.

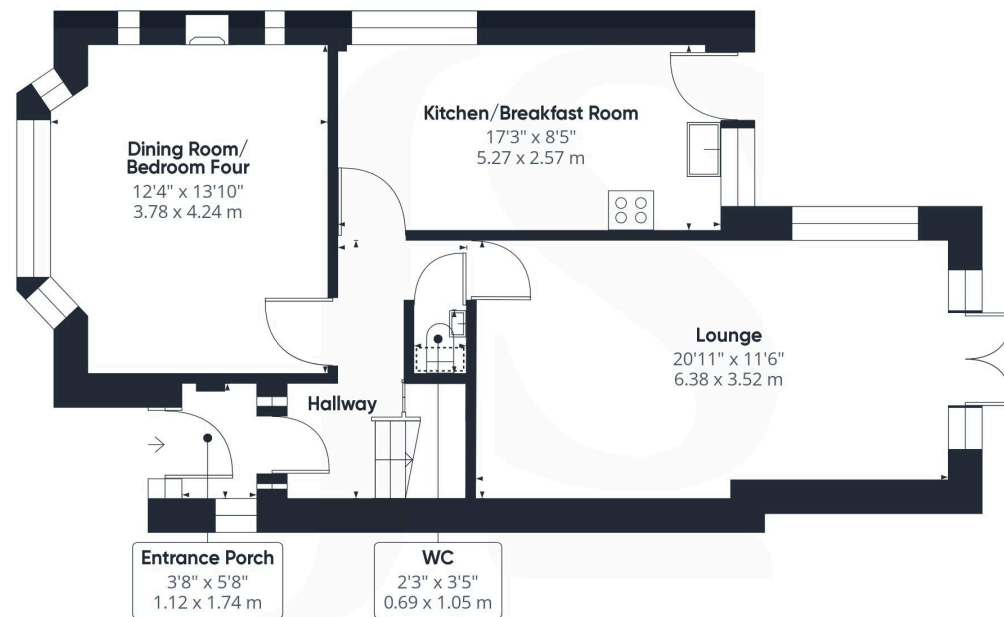
WORKSHOP Door to rear garden, pvcu double glazed window.

## LOCATION

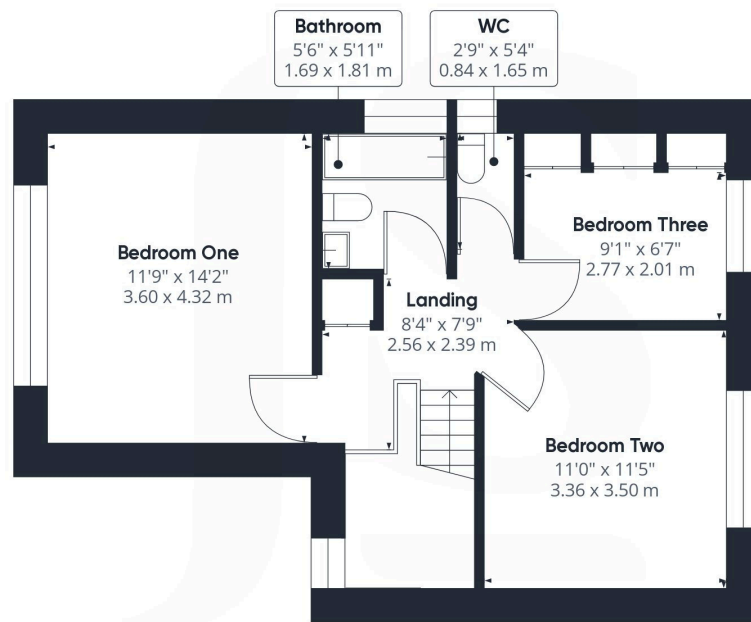
Situated in a popular location along Upper Shoreham Road, being approximately 500 yards of Buckingham Park. Shoreham Mainline Railway Station and Shoreham Town Centre with its comprehensive shopping facilities, health centre, library, restaurants and bars can all be found within half a mile. Whilst easy access to walks along the River Adur leading to the Coast or to the Downs can be found to the South and North respectively.







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1129.29 ft<sup>2</sup>  
104.91 m<sup>2</sup>

**Reduced headroom**

2.07 ft<sup>2</sup>  
0.19 m<sup>2</sup>

(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



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Property Details:**

Floor area (as quoted by EPC: 1195sqft)

Tenure: Freehold

Council tax band: E

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.