



Buckingham Road | Shoreham by Sea | BN43 5UD  
Offers Over **£900,000**

**JS**  
*Signature*  
jacobs Steel



We are delighted to offer for sale this charming and impressive well extended five bedroom two reception room semi detached house situated in this sought after central Shoreham location.

# A home of style & sophistication







Property details: Buckingham Road | Shoreham by Sea | BN43 5UD

# Key Features

- Versatile Accommodation
- Buckingham Park Closeby
- Three Bathrooms
- Breathtaking Open Plan Living Space
- Scope For Granny Annexe
- Home Office
- Garden Room
- Separate Utility Room
- Off Road Parking For Several Vehicles
- Separate Lounge



**5 Bedrooms**



**3 Bathrooms**



**3 Reception Rooms**



**Versatile Accommodation**

## Property Description

EXPOSED PORCH Front door through to:-

SPACIOUS ENTRANCE HALL Comprising engineered oak wood flooring, radiator, pvcu double glazed leaded light window, understairs storage cupboard.

GROUND FLOOR SHOWER ROOM South aspect. Comprising obscure glass leaded light pvcu double glazed window, shower cubicle bring fully tiled having an integrated shower, hand wash basin with vanity unit below, low flush wc, wall mounted heated towel rail, engineered oak wood flooring, sunken spotlights, extractor fan.

DOUBLE ASPECT BEDROOM FIVE South and West aspect. Comprising two leaded light pvcu double glazed windows, radiator, engineered oak wood flooring, picture rail, loft hatch access.

SEPARATE LOUNGE West aspect. Comprising leaded light pvcu double glazed window, radiator, feature original fireplace having tiled inserts and hearth with attractive wood surround, picture rail, four wall mounted lights.

WELL EXTENDED IMPRESSIVE OPEN PLAN DINING AREA South & East aspect. Comprising 18ft dark grey pvcu double glazed bi-folding doors out to rear garden, engineered oak wood flooring, leaded light pvcu double glazed bay window, skylight, sunken spotlights, two radiators, feature fireplace with solid oak mantel and tiled hearth with fitted wood burner, recessed shelving, leading through to:-

OPEN PLAN KITCHEN/DINING ROOM West aspect. Comprising pvcu double glazed window, feature skylight, quartz work surface with cupboards below and matching eye level cupboards with recessed lighting, space for range cooker with extractor fan over, natural limestone flooring, matching integrated appliances include fridge/freezer, microwave and dishwasher, breakfast bar with cupboards under having seating for five, pvcu double glazed door leading out to side access.

DOUBLE ASPECT HOME OFFICE South & North aspect. Comprising vaulted ceiling, pvcu double glazed slide door, pvcu double glazed window, two large pvcu double glazed velux windows, engineered oak wood flooring, two contemporary ladder style wall mounted radiators, sunken spotlights, four wall mounted directable spotlights.

SEPARATE UTILITY ROOM East aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl sink unit with contemporary mixer tap, provision for dishwasher and washing machine, part tiled splashbacks, natural limestone flooring, radiator, sunken spotlights, extractor fan, matching cupboard housing wall mounted Worcester combination boiler, door leading into:-

DOUBLE ASPECT GARDEN ROOM North and East aspect. Comprising pvcu double glazed slide door leading out onto rear garden, pvcu double glazed window, engineered oak wood flooring, sunken spotlights, radiator.

FIRST FLOOR LANDING Comprising leaded light pvcu double glazed window, radiator, picture rail.

BATHROOM South aspect. Comprising leaded light obscured glass metal double glazed window, hand wash basin with vanity unit below, low flush wc, panel enclosed bath having a wall mounted electric Mira shower, wall mounted heated towel rail, sunken spotlights, tiled flooring.

BEDROOM ONE West aspect. Comprising leaded light pvcu double glazed window with fitted blinds, radiator, loft hatch access.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, radiator, picture rail, built in wardrobe with hanging rail and shelving.

DOUBLE ASPECT BEDROOM THREE South and East aspect. Comprising leaded light pvcu double glazed window, radiator, built in wardrobe with shelving, airing cupboard housing wall mounted Worcester combination boiler, built in cupboard with slatted shelving.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, radiator, picture rail, built in wardrobe with hanging rail and shelving.

DOUBLE ASPECT BEDROOM THREE South and East aspect. Comprising leaded light pvcu double glazed window, radiator, built in wardrobe with shelving, airing cupboard housing wall mounted Worcester combination boiler, built in cupboard with slatted shelving.

SECOND FLOOR LANDING Comprising pvcu double glazed velux window.

DOUBLE ASPECT ENSUITE BEDROOM FOUR Impressive roof top and distant downland views. Comprising four pvcu double glazed velux windows with fitted blinds, further pvcu double glazed window, two eaves storage cupboards, built in cupboards with hanging rail and shelving, door to:-

ENSUITE SHOWER ROOM West aspect. Comprising pvcu double glazed velux window, walk in shower having an integrated shower with shower attachment being fully tiled, recessed shelving, contemporary wall mounted heated towel rail, hand wash basin with vanity unit below, low flush wc, fully tiled walls, tiled flooring, extractor fan, sunken spotlights.

FRONT GARDEN Large block paved area affording off road parking for multiple vehicles, having various shrub and plant borders being dwarf wall enclosed.

IMPRESSIVE GOOD SIZE SUN TRAP REAR GARDEN Paved walkway on to large lawned area having various shrub, tree and plant borders, two timber built sheds, aviary, outside tap, gate to side access.

## LOCATION

Conveniently situated within minutes of Shoreham mainline railway station and the Town Centre with its comprehensive shopping facilities, health centre and library which are all just a short walk away. There is a footbridge at the end of East Street over the River Adur to Shoreham Beach, and pleasant walks and rides nearby over the South Down or up the Adur Valley.

To book a viewing contact us on: 01273 441341 | [shoreham@jacobs-steel.co.uk](mailto:shoreham@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



Approximate total area<sup>(1)</sup>  
2476.93 ft<sup>2</sup>  
230.11 m<sup>2</sup>

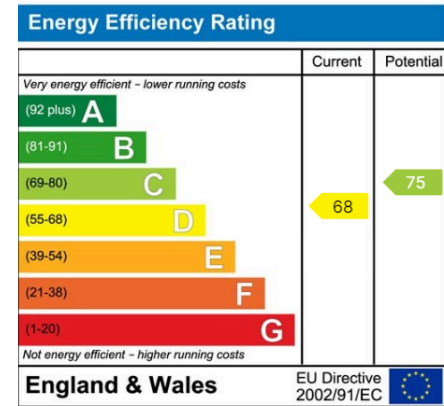
Reduced headroom  
27.96 ft<sup>2</sup>  
2.6 m<sup>2</sup>

(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



## Property Details:

Floor area (as quoted by EPC: 2605 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 floor plans 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.