



Brighton Road | Shoreham by Sea | BN43 6RG

Offers Over £425,000



We are delighted to offer for sale this spacious three double bedroom mid terrace family home benefitting from breathtaking direct sea views situated in this popular Shoreham location by the lighthouse



Key Features

- Three Double Bedrooms
- Breathtaking Views Directly Over The Harbour And Through The Harbour Mouth Out To Sea
- Off-Road Parking
- Detached Outbuilding
- Feature Sun Trap Rear Garden
- Open Plan Kitchen / Dining Room
- Spacious Lounge
- Modern Family Bathroom
- Unique Layout Currently Being Used As An Upside Down House To Benefit The Views
- Popular Shoreham Location



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

EXPOSED PORCH Comprising feature wall mounted light and pvcu double glazed door through to:-

INTERNAL PORCH Comprising single light fitting with door leading to:-

ENTRANCE HALL Comprising original wooden floorboards, radiator, single light fitting, ceiling mounted smoke detector, feature coving, stairs up to first floor landing, understairs storage cupboard.

DOWNSTAIRS WC Comprising low flush wc, single light fitting, extractor fan, hand wash basin with mixer tap, tiled splashbacks, vinyl flooring.

STORAGE CUPBOARD Having outlets for potential utility space.

DUAL ASPECT OPEN PLAN KITCHEN / DINING ROOM North and East aspect. Comprising pvcu double glazed windows, obscure glass pvcu double glazed door leading on to sun trap rear garden, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl sink unit with mixer tap and filtered drinking tap, space and provision for washing machine, tumble dryer and fridge / freezer, freestanding five ring Leisure Cuisinmaster range style cooker with extractor fan over, two light fittings, tiled splashbacks, vinyl flooring, feature sky light, high ceilings, radiator, recessed lighting, feature wooden fireplace.

BEDROOM ONE South Aspect. Comprising pvcu double glazed windows benefitting from direct sea views and views towards the Old Fort and the lighthouse. Laminate flooring, single light fitting, coving, radiator, feature painted exposed brick chimney breast.

BEDROOM THREE North aspect. Comprising pvcu double glazed window, radiator, laminate flooring, single light fitting, fitted storage cupboard with shelving.

FIRST FLOOR SPLIT LEVEL LANDING Comprising radiator, single light fitting, ceiling mounted smoke detector, storage cupboard with shelving.

LOUNGE Having breathtaking direct sea views and views towards the Old Fort and lighthouse, pvcu double glazed windows, laminate flooring, single light fitting, feature wooden fireplace with coal effect gas fire, coving, radiator,

BEDROOM TWO North Aspect. Comprising pvcu double glazed window overlooking rear garden, laminate flooring, single light fitting, radiator, built in storage cupboard.

FAMILY BATHROOM Comprising opening sky light, vinyl flooring, freestanding bath with shower attachment, low flush wc, walk in shower cubicle with pvcu frame and wall mounted Mira shower. Pedestal hand wash basin, wall mounted radiator, cupboard with shelving and housing boiler, further cupboard with slatted shelving and hanging rail.

EXTERNAL

FRONT GARDEN Providing off road parking, external bin store and separate bike store.

FEATURE SUN TRAP REAR GARDEN Patio area, timber framed outbuilding housing low flush wc, single light fitting.

From patio leading onto shingle area with attractive shrub borders, leading further onto large patio area with a pergola housing a bar and bbq area with various light fittings, fuse box, steps leading up to:-

OUTBUILDING

Pvcu double glazed sliding door leading into:-

Hallway/Storage - Two light fittings, single glazed sashed window, wooden door leading to:-

Store Room - Single light fitting, pvcu double glazed window.

Room 1 - South and West aspect. Double glazed sliding door, single glazed windows with metal frames, two light fittings, fuse box and power points. Door leading to:-

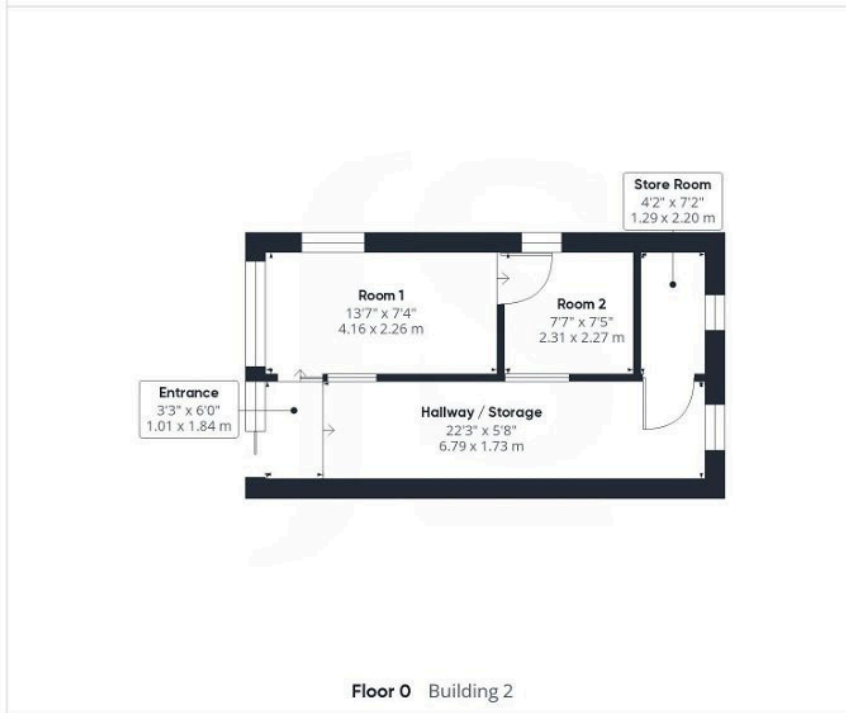
Room 2 - East and West aspect, single glazed windows, light fittings and power points.

LOCATION

Conveniently situated close to the border of Shoreham and Southwick. The centre of Southwick has comprehensive shopping facilities. doctors surgery, library, local community centre/theatre and a railway station, whilst the Holmbush shopping centre with Marks & Spencer and Tesco's is approximately 1 mile away. Pleasant walks over South Downs can be found just over a mile away to the North. Kingston Beach is directly opposite the property providing good access for water sports enthusiasts, also having the local RNLI Lifeboat station, Shoreham rowing club and historical grade II listed lighthouse.



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



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Approximate total area⁽¹⁾
 1173.23 ft²
 109 m²

(1) Excluding balconies and terraces

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) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 850 sqft)
 Tenure: Freehold
 Council tax band: C

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.