



New Salts Farm Road | Shoreham by Sea | BN43 5FE
Asking Price Of **£1,250,000**

JS
Signature
jacobs Steel



We are delighted to offer for sale this unique and large nine bedroom, four bathroom detached house benefitting from a semi rural location and scope to extend/convert into annexe

A home of style & sophistication







Property details: New Salts Farm Road | Shoreham by Sea | BN43 5FE

Key Features

- Nine Bedrooms And Four Bathrooms
- Detached House With Versatile Living Accommodation
- Currently Arranged As Eight Bedroom HMO
- Separate Self Contained Annexe
- Potential For Approximately £95,000 Income Per Annum
- Semi Rural Location With Surrounding Fields And Farmland
- Double Garage (Scope For Annex Stnpc)
- Large Rear Garden With Pleasant Views



9 Bedrooms



4 Bathrooms



1 Reception Room



Versatile Accommodation

INTERNAL

Pvcu double glazed front door leading to:- SPACIOUS HALLWAY Comprising, single light fitting, radiator, coving, stairs leading to first floor landing.

OPEN PLAN KITCHEN/DINING ROOM South/West aspect. Comprising pvcu double glazed window with views overlooking farm land, Quartz work surface with cupboards below and matching eye level cupboards, double drainer double bowl sink unit with mixer tap, space for range style cooker with extractor fan over, eye-level microwave, breakfast bar area, storage cupboard, space and provision for dishwasher, fridge/freezer, washing machine and tumble dryer. Pvcu double glazed double doors out onto feature rear garden, pvcu double glazed single door to side access.

BEDROOM ONE North/East aspect. Comprising coving, pvcu double glazed window, single light fitting,, radiator, carpeted flooring.

BEDROOM TWO South/West aspect. Comprising coving, pvcu double glazed window, single light fitting, radiator, carpeted flooring.

FIRST FLOOR LANDING Comprising two ceiling light fittings, loft hatch access.

ENSUITE BEDROOM THREE South/East aspect. Comprising coving, radiator, single light fitting, carpeted flooring, pvcu double glazed velux window.

MODERN ENSUITE BATHROOM North/East aspect. Comprising built in shower cubicle, low flush wc, two light fittings and two sunken spot lights, two integrated hand wash basins set into vanity with cupboards below, two pvcu double glazed leaded light windows, radiator, wall mounted ladder style towel rail, steps up to built in bath tub, door through to storage room housing boiler system.

BEDROOM FOUR South/West aspect having attractive panoramic views. Comprising pvcu double glazed window, coving, radiator, single light fitting, carpeted flooring.

BEDROOM FIVE South/West aspect with attractive panoramic views. Comprising pvcu double glazed window, coving, radiator, single light fitting, carpeted flooring, built in wardrobe with hanging rail and shelving.

BEDROOM SIX South/West aspect with attractive panoramic views. Comprising pvcu double glazed window, coving, radiator, single light fitting, carpeted flooring, built in wardrobe with hanging rail and shelving.

BEDROOM SEVEN South/West aspect with attractive panoramic views. Comprising pvcu double glazed window, coving, radiator, single light fitting, carpeted flooring, built in storage cupboard.

BEDROOM EIGHT North/East aspect having distant downland views. Comprising pvcu double glazed window, single light fitting, radiator, coving, single light fitting, built in wardrobe with hanging rail and shelving.

SPACIOUS SHOWER ROOM North/East aspect. Comprising obscured glass leaded light pvcu double glazed window, single light fitting, extractor fan, shower cubicle, low flush wc, pedestal hand wash basin, radiator, part tiled walls, vinyl flooring.

LARGE BATHROOM North/East aspect. Comprising obscure glass leaded light pvcu double glazed window, single light fitting, pedestal hand wash basin, low flush wc, panel enclosed bath, radiator, extractor fan, part tiled walls, vinyl flooring.

INTERNAL Continued.....

SELF CONTAINED ANNEXE Accessed via door from Entrance Hall in main house or separate side access. Private door through to:-

ANNEXE ENTRANCE HALL Double doors through to:-

ANNEXE BEDROOM North/East and South/West aspect. Comprising two light fittings, radiator, pvcu double glazed window, pvcu double glazed double doors leading onto feature rear garden. Pvcu sliding doors through to open plan Lounge/Kitchen.

ANNEXE SHOWER ROOM North/East aspect. Comprising obscure glass pvcu double glazed window, wall mounted light fitting, shower cubicle with integrated shower and shower attachment over, low flush wc, hand wash basin with vanity unit below, tiled flooring.

ANNEXE OPEN PLAN LOUNGE / KITCHEN North/East and South/West aspect. Comprising multiple double glazed windows, sliding doors out to rear garden, tiled flooring, radiator, range of low level kitchen cupboards with worktop over having inset one and a half bowl single drainer sink with contemporary mixer tap, space for freestanding electric oven/cooker, space for fridge and freezer, contemporary hanging ceiling light.

EXTERNAL

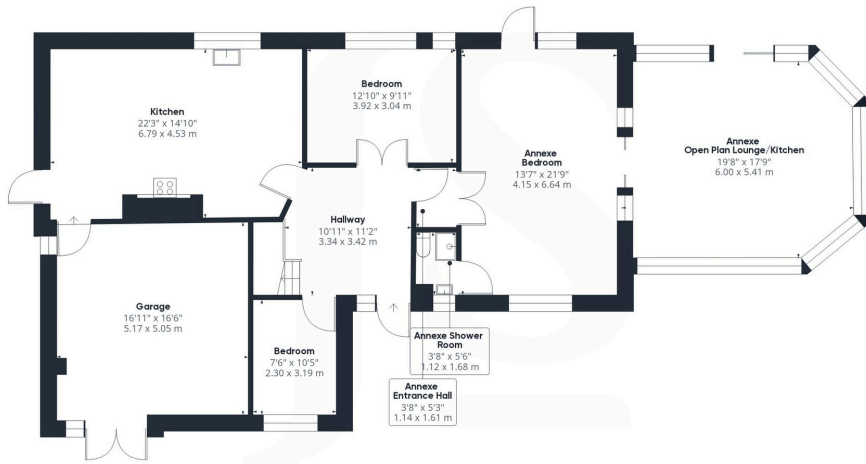
FRONT GARDEN Laid to block paving and large gravel area providing off road parking for multiple vehicles and mature trees and shrubs, gate to side access.

FEATURE REAR GARDEN South/West aspect. Large raised decked area with pergola and artificial lawned area, stepping down onto large lawned area, having various mature shrubs and trees, built in pond, built in swimming pool, further raised decking area with views over neighbouring fields and farmland.

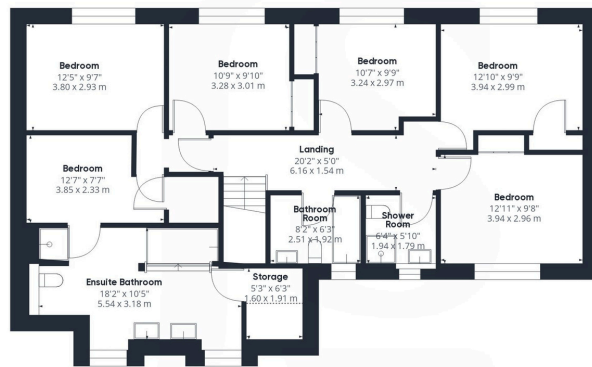
DOUBLE GARAGE North/East aspect. Comprising obscure pvcu double glazed windows and door to front, laminate flooring, single light fitting, radiator, wall mounted electric fuse box, space and provision for shower room. Scope to be second self contained annex (STNPC)

LOCATION

Situated just off the A259 coast road being within easy access to Shoreham Beach, the sea and Widewater Lagoon. Local shops can be found just onto Shoreham Beach on Beach Green where as Shoreham Town Centre is within 1 mile with its comprehensive shopping facilities, library, health centre and mainline railway station. Lovely walks along the River Adur are close by along with access to Shoreham airport and other businesses.



Floor 0 Building 1



Floor 1 Building 1



Approximate total area^m

2799.8 ft²
260.11 m²

Reduced headroom

16.79 ft²
1.56 m²

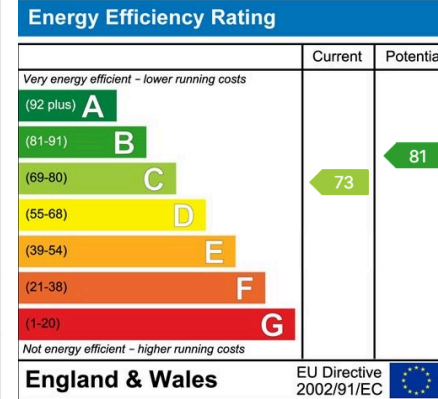
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 2562 sqft)

Tenure: Freehold

Council tax band: F

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.