



Mill Hill Close | Shoreham by Sea | BN43 5TP  
Offers Over £600,000





We are delighted to offer for sale this versatile unique three/four bedroom detached house situated in the charming cul-de-sac location within easy reach of Shoreham town and the South Downs.



Property details: Mill Hill Close | Shoreham by Sea | BN43 5TP

# Key Features

- Ground Floor Cloakroom
- West Facing Garden
- Off Road Parking
- Garage With Power And Lighting
- Utility Room
- Open Plan Kitchen/Diner
- Double Aspect Spacious Lounge
- Scope For Further Off Road Parking (Stnpc)
- Separate Study
- Inspection Is A Must



**4 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

EXPOSED PORCH Pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising porcelain tiled flooring with underfloor heating, two obscure glass pvcu double glazed windows.

GROUND FLOOR CLOAKROOM Comprising obscure glass pvcu double glazed window, low flush wc, contemporary hand wash basin, tiled flooring with underfloor heating, fully tiled walls, sunken spotlight.

DOUBLE ASPECT LOUNGE West and East aspect benefitting from distant sea, downland and roof top views. Comprising large pvcu double glazed window with fitted blinds, pvcu double glazed slide door leading out to West facing rear garden, feature fireplace with inset gas fire, coving, sunken spotlights, ladder style wall mounted radiator.

BEDROOM THREE East aspect benefitting from distant sea, downland and roof top views. Comprising pvcu double glazed window with fitted blind, radiator, sunken spotlights, contemporary inset log effect gas fire.

SPACIOUS KITCHEN/DINING ROOM West aspect. Comprising two pvcu double glazed windows, granite work surfaces with cupboards below, matching eye level cupboard, inset five ring Bosch gas hob with contemporary extractor fan over, matching integrated dishwasher, oven/cooker, microwave, coffee machine and bin store, inset one and a half bowl sink unit with contemporary hot tap, island/breakfast bar with seating for two having cupboards under, integrated wine fridge, built in cupboard with shelving, pantry cupboard with sliding doors having hand-built bar area with a stone worktop and storage, porcelain tiled flooring with underfloor heating, sunken spotlights, steps down into:-

UTILITY ROOM Double aspect being West and North aspect. Comprising two pvcu double glazed windows, granite work surface with cupboards below having space and plumbing for washing machine, inset fridge/freezer, pvcu double glazed door leading out West facing rear garden.

FIRST FLOOR LANDING Comprising glass balustrades, two pvcu double glazed windows, sunken spotlights, airing cupboard housing wall mounted Worcester combination boiler.

BEDROOM ONE East aspect benefitting from distant sea, downland and roof top views. Comprising pvcu double glazed window, radiator, recessed shelving, sunken spotlights.

BEDROOM TWO West aspect benefitting from distant sea glimpses. Comprising pvcu double glazed window, radiator, sunken spotlights, recessed shelving.

BEDROOM FOUR/STUDY South aspect. Comprising pvcu double glazed window with fitted blinds, recessed storage space leading to good size loft space, sunken spotlights.

MODERN FAMILY BATHROOM West aspect. Comprising pvcu double glazed window with fitted blind, panel enclosed bath having a shower attachment over, large walk in shower cubicle being fully tiled having Aqualisa shower, two hand wash basin with vanity unit below, low flush wc, tiled flooring, sunken spotlights, cupboard with shelving, further cupboard housing hot water tank, sunken spotlights, extractor fan, fully tiled walls, tiled flooring, wall mounted heated towel rail.

## EXTERNAL

FRONT GARDEN Large raised lawned area, paved walkway, various shrub and plant borders, shared driveway to OFF ROAD PARKING, gate to side access.

BRICK BUILT GARAGE Having an up and over motorised door, benefitting from power and lighting.

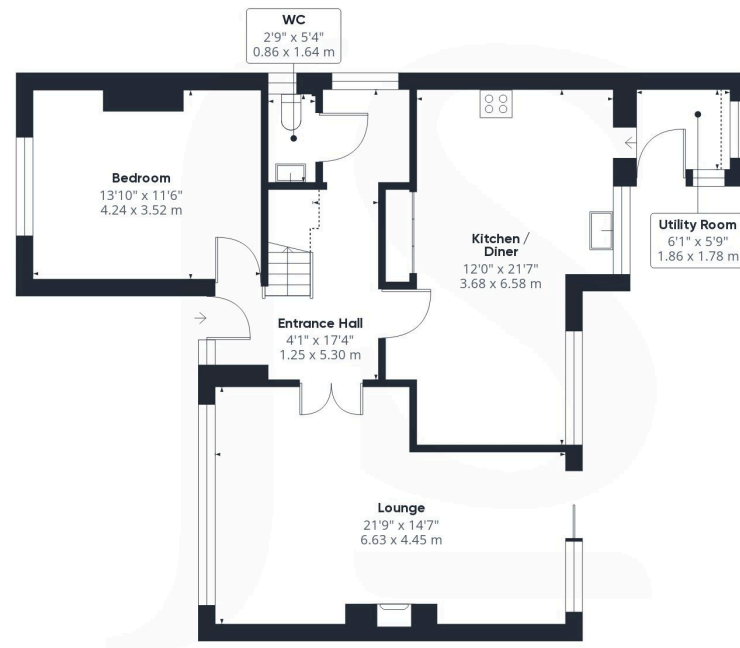
WEST FACING REAR GARDEN Raised composite decked area stepping down onto artificial lawn with raised flower beds, wall mounted lights, outside tap, wall and fence enclosed.

## LOCATION

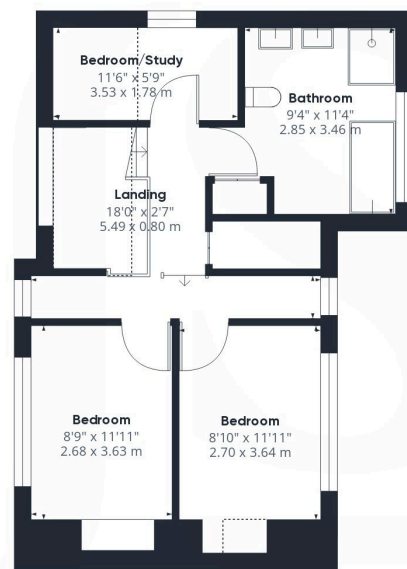
Situated in a sought after North Shoreham location being conveniently situated just off Mill Hill Drive in a pleasant cul-de-sac on gently rising ground on the southern slopes of the South Downs. "Old Shoreham", adjacent to the River Adur is nearby with its historic listed buildings, old wooden toll bridge and 16th century coaching inn The Red Lion. The centre of Shoreham (approx. 1 mile), has comprehensive shopping facilities, health centre, library, and mainline railway station. The A27 is easily accessible for Brighton and Worthing 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



Floor 1



## Property Details:

Floor area (as quoted by EPC): sqft

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.