



Parkside | Shoreham by Sea | BN43 6HA

Offers Over £900,000



We are delighted to offer for sale this individual and versatile five bedroom detached house situated in this sought after location within a minutes walk of Buckingham Park



# Key Features

- Shoreham Town Centre And Station Is Closeby
- Off Road Parking
- Swimming Pool With Built In Heater/Filter And Swim Jets
- Conservatory
- Modern Spacious Kitchen
- Two Reception Rooms
- Self Contained Annexe Potential
- Two Bathrooms
- Utility Room
- Inspection Is A Must



5 Bedrooms



2 Bathrooms



3 Reception Rooms

## INTERNAL

Smoke glass pvcu double glazed door through to:-

STORM PORCH Comprising tiled flooring, sunken spotlights, pvcu double glazed windows, pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising contemporary wall mounted radiator, solid oak wood flooring, understairs storage cupboard, two pvcu double glazed windows, cupboard with hanging rail and shelving.

SPACIOUS SEPARATE LOUNGE West aspect. Comprising pvcu double glazed bay window, two school radiators, solid oak wood flooring, picture rail, dado rail, feature working fireplace having granite hearth with attractive surround, double doors leading onto:-

SEPARATE DINING ROOM East aspect. Comprising pvcu double glazed double doors leading onto Conservatory. School radiator, solid oak wood flooring, picture rail, two wall mounted lights.

MODERN KITCHEN/BREAKFAST ROOM East aspect. Comprising pvcu double glazed window, granite work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl sink unit with contemporary mixer hot tap, matching granite splashbacks, recessed lighting, inset Bosch induction hob with contemporary extractor fan over, solid oak breakfast bar with seating for two, tiled flooring, ceiling mounted contemporary lights, sunken spotlights, integrated appliances include Hotpoint oven, warming draw, microwave, fridge/freezer and Bosch dishwasher.

TRIPLE ASPECT CONSERVATORY East, South and North aspect. Comprising pvcu double glazed windows, tiled flooring with underfloor heating, wall mounted light, sunken spotlights, pvcu double glazed double doors leading out onto rear garden.

SCOPE FOR SELF CONTAINED ANNEXE

INTERNAL HALLWAY:- Comprising tiled flooring, recessed storage space, door to:-

BEDROOM FIVE West aspect. Comprising pvcu double glazed window, radiator, laminate flooring, cupboard housing wall mounted electric meter, ceiling mounted fan light, door to:-

SHOWER ROOM Being part tiled having an integrated shower with shower attachment, recessed shelving, low flush wc, hand wash basin with vanity unit below, wall mounted heated towel rail, extractor fan, sunken spotlights, tiled flooring.

UTILITY ROOM East aspect. Comprising pvcu double glazed door, roll edge laminate work surfaces with cupboards below, matching eye level cupboard, provision for washing machine, space for dryer, inset stainless steel single drainer sink unit with mixer tap, part tiled splashbacks, fully tiled walls, wall mounted Vaillant system boiler, space for American style fridge/freezer, sunken spotlights.

FIRST FLOOR LANDING Comprising loft hatch access having a pull down ladder, being boarded and benefitting from power and lighting.

BEDROOM ONE West aspect. Comprising pvcu double glazed bay window with fitted blinds, two school radiators, laminate flooring, picture rail, fitted wardrobes with hanging rail and shelving, wall mounted coal effect electric heater.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, radiator, laminate flooring, coving, fitted wardrobes with hanging rail and shelving.

## INTERNAL Continued....

ENSUITE BEDROOM THREE East aspect. Comprising pvcu double glazed window, radiator, door to:-

ENSUITE WC Comprising hand wash basin with vanity unit below, low flush wc, roll edge granite stone work surface with cupboard below, part tiled walls, extractor fan, sunken spotlights.

BEDROOM FOUR West aspect. Comprising pvcu double glazed window, radiator, eaves storage cupboard, fitted cupboard, laminate flooring, sunken spotlights.

MODERN BATHROOM Comprising smoked glass pvcu double glazed window, panel enclosed bath, recessed shelving, wall mounted heated towel rail, contemporary hand wash basin with vanity unit below, low flush wc, walk in shower cubicle being fully tiled with recessed shelving having integrated shower with shower attachment, sunken spotlights, extractor fan, tiled flooring.

## EXTERNAL

FRONT GARDEN Large block paved area affording off road parking for approximately three vehicles.

GOOD SIZE SUN TRAP REAR GARDEN Large paved area onto artificial lawn, stepping up onto lawn area having various mature shrub, tree and plant borders, various palm trees, external power points, gate to side access. Decked area stepping up to raised swimming pool with built in swim jets, led lighting, heater and filter.

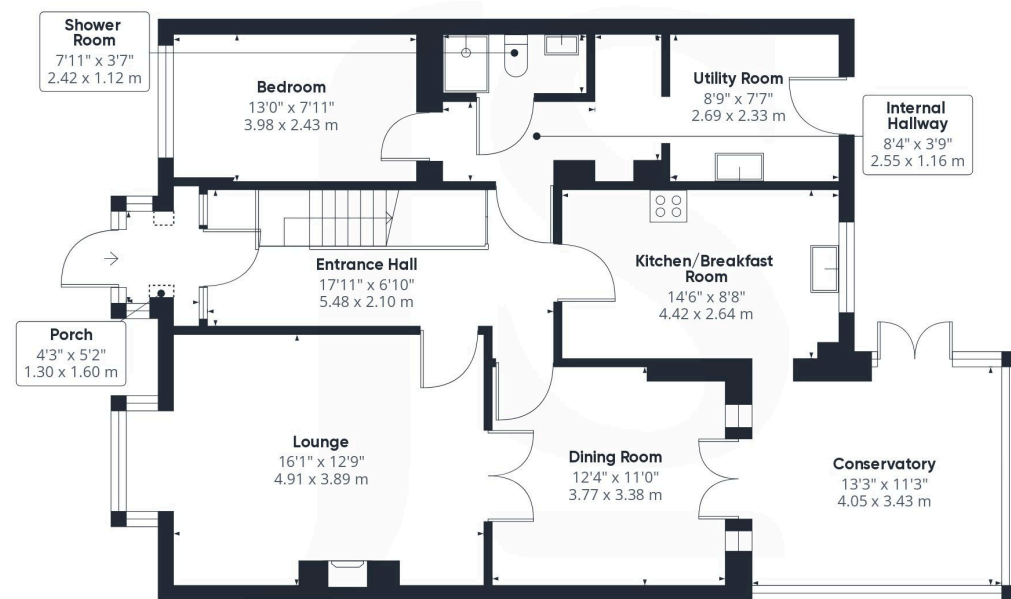
Timber built office housing swimming pool filtration system also benefitting from internet access, power and lighting. Timber built bar area benefitting from power and lighting, having work surface with inset stainless steel single drainer sink unit, shelving, wine fridge. Large raised pond with waterfall and built in filtration system. Timber built shed, greenhouse, wall mounted light, fence enclosed.

## LOCATION

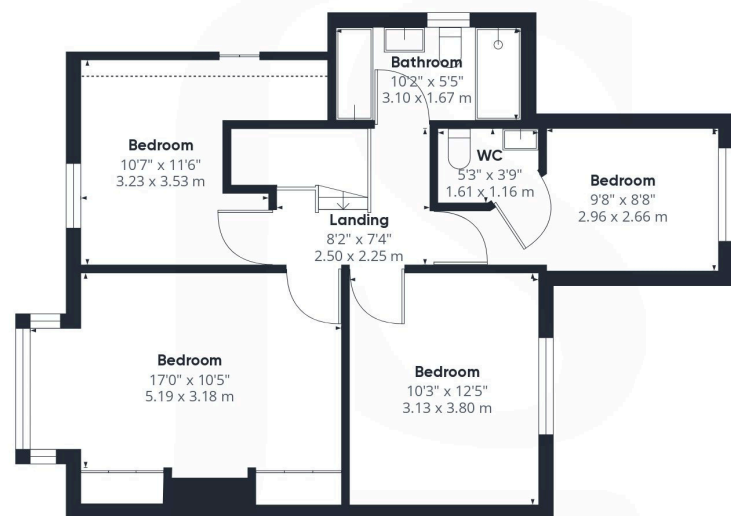
Conveniently situated in a Popular and Sought After Location on a Private Road next to Buckingham Park. Shoreham Town Centre can be found within 1 mile to the South with its comprehensive shopping facilities, health centre, library, along various shops, bars, cafes and restaurants along with a mainline railway station. From the High Street there is also a footbridge over the River Adur giving access to the Beach.



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



Floor 0



Floor 1



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

1705 ft<sup>2</sup>  
158.4 m<sup>2</sup>

Reduced headroom

13.99 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

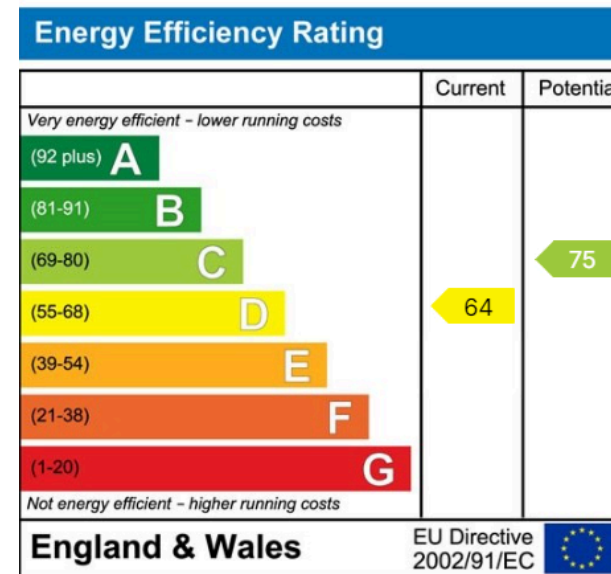
Reduced headroom

..... 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: 1722 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.