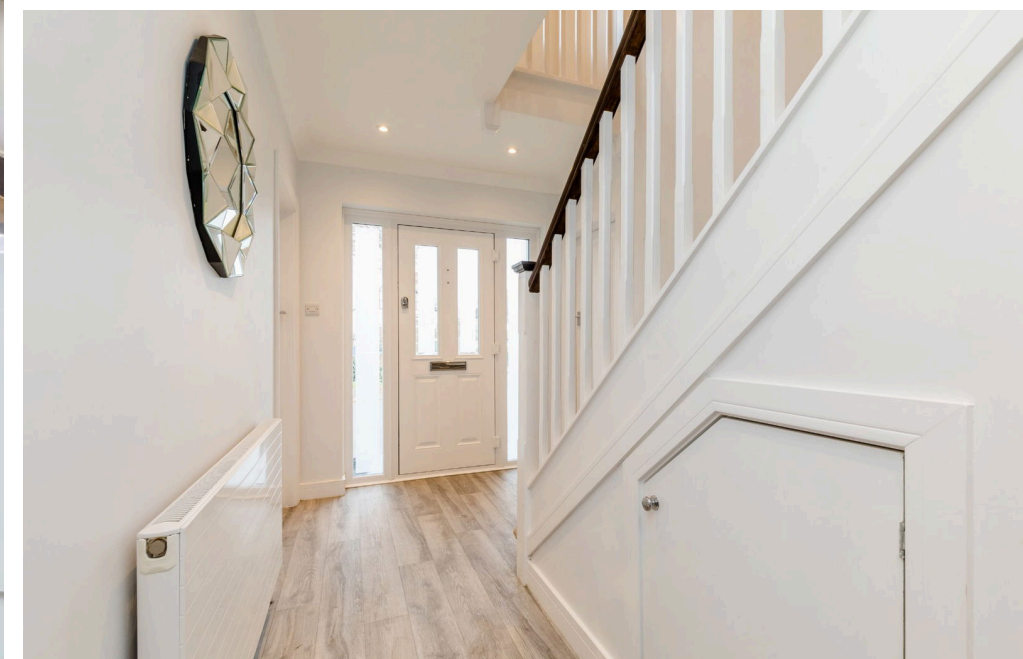




Buckingham Road | Shoreham by Sea | BN43 5UD

Offers Over £1,200,000



We are delighted to offer for sale this well extended and beautifully presented five bedroom detached family house situated in this highly sought after central Shoreham location, having the added benefit of a landscaped West facing rear garden and off street parking for multiple vehicles.



Key Features

- Detached Family Home
- Open Plan Kitchen/Dining/Family Room
- Separate Reception Room
- Separate Study
- Utility Room
- Two Ensuite Bedrooms
- Landscaped West Facing Rear Garden
- Off Street Parking for Multiple Vehicles
- Close To Local Amenities And Train Station
- Beautifully Presented Throughout



5 Bedrooms



3 Bathrooms



2 Reception Rooms

INTERNAL

SPACIOUS ENTRANCE HALLWAY Comprising understairs storage cupboard housing gas and electric meters, stairs leading to first floor landing.

STUDY East facing. Comprising pvcu double glazed East aspect window.

SEPARATE LOUNGE East aspect. Comprising pvcu double glazed east aspect window, double doors opening into:-

SPACIOUS KITCHEN FAMILY DINING ROOM
West aspect. Family/Dining Area: Comprising double glazed bi-folding doors opening out onto feature West facing rear garden.
Kitchen Area: Comprising pvcu double glazed West aspect window.

GROUND FLOOR UTILITY ROOM North aspect. Comprising pvcu double glazed side door to side access.

GROUND FLOOR SEPARATE WC Comprising pvcu double glazed window.

FIRST FLOOR LANDING East aspect. Comprising loft hatch access with pull down loft ladder which also houses a hot water break tank for water pressure, fitted storage cupboard with slatted shelving and water pump for shower.

MASTER BEDROOM West aspect. Comprising pvcu double glazed window, door to:-

LUXURY FITTED ENSUITE SHOWER ROOM Comprising obscure glass pvcu double glazed west aspect window.

ENSUITE BEDROOM TWO West aspect. Comprising pvcu double glazed window, door through to:-

ENSUITE SHOWER ROOM

BEDROOM THREE East aspect. Comprising pvcu double glazed east aspect window.

BEDROOM FOUR East aspect. Comprising pvcu double glazed east aspect window.

BEDROOM FIVE South aspect. Comprising pvcu double glazed obscure glass window.

LUXURY FITTED FAMILY BATHROOM North aspect. Comprising pvcu double glazed obscure glass window.

EXTERNAL

FRONT GARDEN Mainly laid to resin driveway with off street parking for approximately four plus vehicles, artificial lawn area and mature rockery as well as path leading to side access.

FEATURE WEST FACING REAR GARDEN Patio area stepping onto large lawned area having various mature tree, plant and shrub borders, gated side access, space for hot tub with mains connected power point, fence enclosed.

EXTERNAL SUMMER HOUSE/PUB CONVERSION Having various seating arrangements with a traditional style of an old pub, power, lighting, television point, pitched tiled roof.

GARAGE With up and over door, power and lighting.

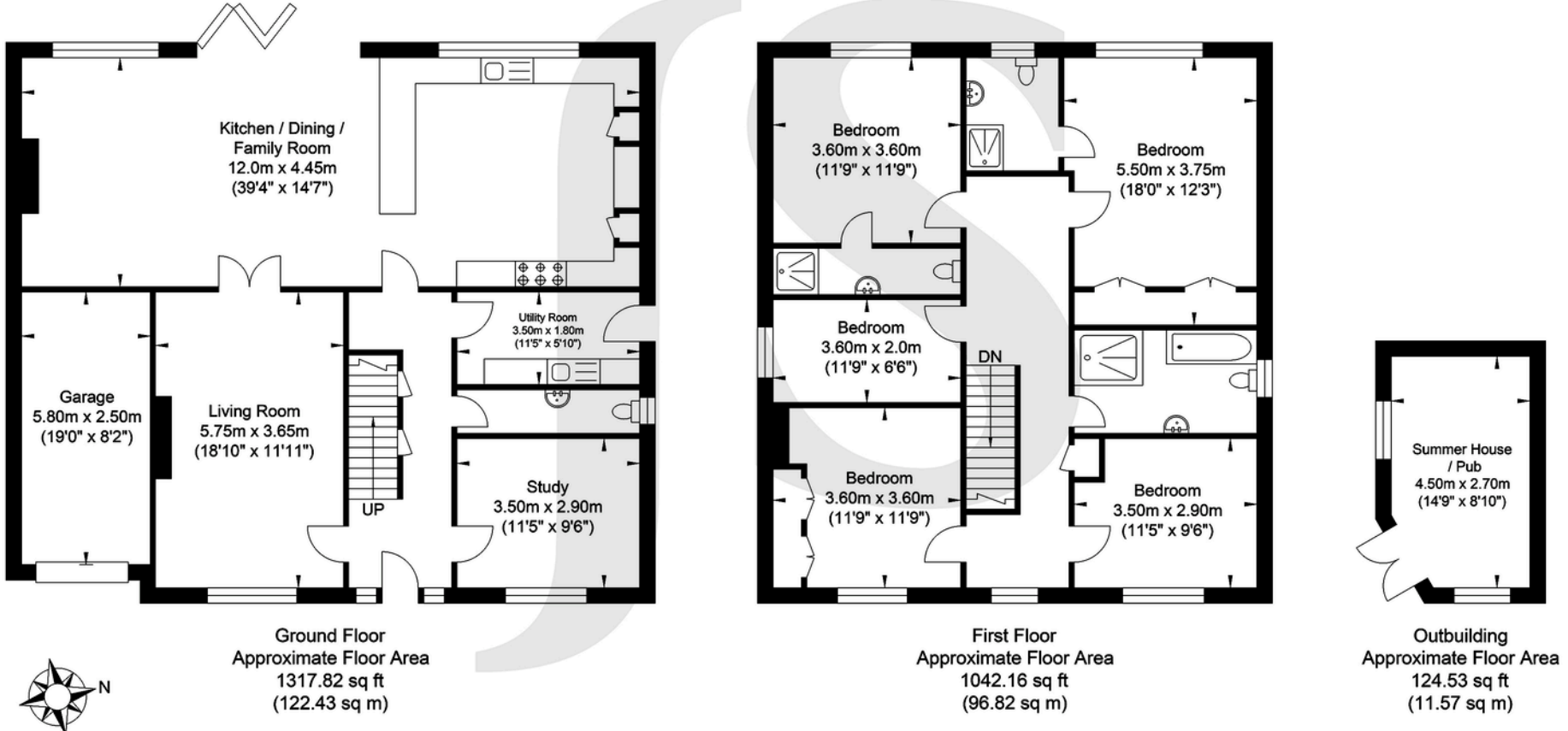
LOCATION

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 | jacobs-steel.co.uk

Buckingham Road, Shoreham-by-Sea



Approximate Gross Internal Area = 230.82 sq m / 2484.52 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	70	
(55-68)	D		
(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 floorplan: 2484.52 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.