



Gordon Road | Shoreham by Sea | BN43 6WF
Offers Over **£800,000**



We are delighted to offer for sale this charming well presented and well extended five bedroom three bathroom period property arranged over three floors within this central Shoreham location

A home of style & sophistication







Property details: Gordon Road | Shoreham by Sea | BN43 6WF

Key Features

- Impressive Garden Room With Bifolding Doors
- Off Road Parking For Two Vehicles
- Kitchen/Dining Room
- Lounge Through Dining Room
- Ensuite Shower Room To Bedroom
- Five Double Bedrooms
- Walking Distance To Shoreham Town And Station
- Good School Catchment Area



5 Bedrooms



3 Bathrooms



2 Reception Rooms



Central Shoreham Location

INTERNAL

Front door through to:-

INTERNAL STORM PORCH Comprising feature original cornicing, dado rail, Victorian style tiled flooring, door to:-

SPACIOUS ENTRANCE HALL Comprising radiator, cupboard housing wall mounted electric meter, wall mounted heating control panel, understairs storage cupboard, feature Victorian style tiled flooring.

DOUBLE ASPECT OPEN PLAN LOUNGE THROUGH DINING AREA South and North aspect. Comprising double glazed sash bay window with fitted shutter blinds, two radiators, feature fireplace having a fitted dual fuel burner with wooden mantel and tiled hearth, secondary fireplace recess with original tiled hearth and wooden mantel, picture rail, solid oak wood flooring, original door leading out onto rear garden.

DOUBLE ASPECT OPEN PLAN KITCHEN/DINING ROOM North and West aspect. Comprising original sash window, original window, double glazed window, radiator, solid oak work surfaces with cupboards below, space for range cooker, part tiled splashbacks, inset single drainer sink unit with mixer tap, space and provision for dishwasher, space for American style fridge/freezer, tiled flooring, sunken spotlights, stable door leading out onto side access, two wall mounted lights, door leading through to:-

DOUBLE ASPECT GARDEN ROOM/THIRD RECEPTION ROOM Comprising large pvcu double glazed skylight, aluminum framed double glazed bifolding doors, tiled flooring, sunken spotlights, wall mounted contemporary radiator, shelving.

FIRST FLOOR SPLIT LEVEL LANDING Comprising dado rail, radiator.

BEDROOM ONE South aspect. Comprising double glazed sash bay window with fitted shutter blinds, two radiators, solid wood flooring, picture rail.

BEDROOM TWO North aspect. Comprising original sash window, radiator, solid wood flooring, picture rail.

BEDROOM THREE North aspect. Comprising original sash window, radiator, solid wood flooring, picture rail.

SEPARATE SHOWER ROOM Comprising smoked glass original sash window, feature school radiator towel rail, contemporary hand wash basin with vanity unit below, low flush wc, large walk in shower cubicle having an integrated shower being fully tiled, extractor fan, sunken spotlights, part tiled walls, tiled flooring.

MODERN BATHROOM West aspect. Comprising two smoked glass original sash windows, feature school radiator heated towel rail, pedestal hand wash basin, low flush wc, panel enclosed bath having an integrated shower over, part tiled walls, tiled flooring, extractor fan, sunken spotlights.

INTERNAL Continued...

SECOND FLOOR SPLIT LEVEL LANDING

ENSUITE BEDROOM FOUR South aspect benefitting from pleasant roof top views. Comprising two pvcu double glazed velux windows with fitted blinds, two eaves storage cupboards, radiator, sunken spotlights, door to:-

ENSUITE SHOWER ROOM North aspect benefitting from roof top and distant downland views. Comprising smoked glass pvcu double glazed window, shower cubicle being fully tiled having integrated shower, feature circular hand wash basin with vanity unit below, low flush wc, extractor fan, sunken spotlights, wall mounted ladder style heated towel rail, lvt flooring.

BEDROOM FIVE West aspect. Comprising two smoked glass pvcu double glazed windows, radiator, sunken spotlights, door walk in airing cupboard with provision for washing machine also housing wall mounted Vaillant combination boiler and hot water tank.

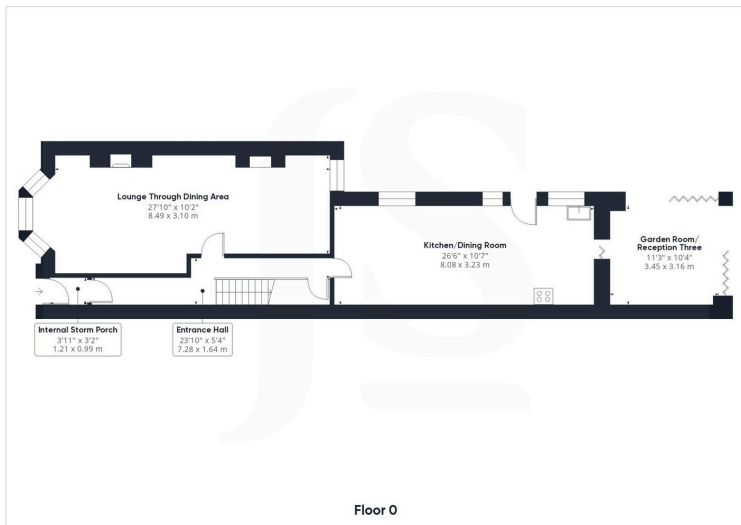
EXTERNAL

FRONT GARDEN Laid to large block paved area affording off road parking for approximately two vehicles, being wall enclosed, outside light, gate to side access.

FEATURE REAR GARDEN Large paved area leading onto artificial lawn area leading to further paved area, feature pergola with lighting and retractable cover, timber built storage sheds, outside tap, two wall mounted lights, fence and wall enclosed.

LOCATION

Ideally situated close to the heart of Shoreham town centre within a short walk of comprehensive shopping facilities, health centre, library and mainline railway station. There is a footbridge over the River Adur to Shoreham Beach, whilst Worthing and Brighton are both easily accessible.



Floor 0



Floor 1



Floor 2



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 2142 sqft)

Tenure: Freehold

Council tax band: D

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.