



49 Longshore Drive | Shoreham by Sea | BN43 6DJ

Guide Price £625,000



We are delighted to offer for sale this unique opportunity to acquire this modern five bedroom detached house situated in this popular residential location within this good school catchment area.



Property details: 49 Longshore Drive | Shoreham by Sea | BN43 6DJ

# Key Features

- Office
- Off Road Parking & Electric Car Charging Point
- Kitchen/Diner
- South Facing Rear Garden
- Versatile Accommodation
- Ensuite Master Bedroom
- Two Bathrooms
- On Level Ground
- Separate Wc
- Inspection Is A Must



5 Bedrooms



2 Bathrooms



2 Reception Rooms

## INTERNAL

EXPOSED PORCH Composite double glazed front door through to:-

SPACIOUS ENTRANCE HALL Comprising lvt flooring, single light fitting, built in storage cupboard.

GROUND FLOOR BEDROOM TWO/OFFICE North/East aspect. Comprising pvcu double glazed window, radiator, single light fitting, carpeted flooring, built in storage cupboard housing fusebox and meters.

GROUND FLOOR WC Comprising recessed spotlights, extractor fan, wall mounted hand wash basin with mixer tap and tiled splashback, radiator, low flush hidden cistern wc with tiled splashback

DOUBLE ASPECT SEPARATE LOUNGE North and East aspect. Comprising two pvcu double glazed windows, feature electric fireplace, radiator, carpeted flooring, single light fitting.

KITCHEN/DINING ROOM South aspect.

Dining area: Comprising lvt flooring, pvcu double glazed double doors out to rear garden, radiator, single light fitting, recessed spotlights.

Kitchen area: Comprising pvcu double glazed window, lvt flooring, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, integrated appliances including fridge/freezer, washing machine, Electrolux dishwasher, AEG oven/grill, gas hob with extractor fan over. Matching cupboard housing Ideal combination boiler, recessed spotlights.

FIRST FLOOR LANDING Comprising carpeted flooring, large storage cupboard, single light fitting, loft hatch access with pull down ladder being part boarded, fully insulated and having fitted shelving.

MASTER BEDROOM North aspect. Comprising pvcu double glazed window, radiator, single light fitting, built in double wardrobe, carpeted flooring, door to:-

ENSUITE North aspect. Comprising obscure glass pvcu double glazed window, tiled shower cubicle with integrated shower, low flush hidden cistern wc with tiled splashback, pedestal hand wash basin with mixer tap and tiled splashback, spotlights, extractor fan, heated towel rail, vinyl flooring.

BEDROOM THREE South aspect. Comprising pvcu double glazed windows, radiator, carpeted flooring, single light fitting.

## INTERNAL Continued....

BEDROOM FOUR North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

BEDROOM FIVE South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

FAMILY BATHROOM South aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with electric shower over, low flush hidden cistern wc, inset hand wash basin with tiled splashbacks, spotlights, extractor fan.

OFFICE SPACE Comprising pvcu double glazed door, power and lighting, radiator, single light fitting, vinyl flooring.

## EXTERNAL

FRONT GARDEN Block paved area providing off road parking, leading to front door, shingle area with various shrubs, gate to side access, outside light.

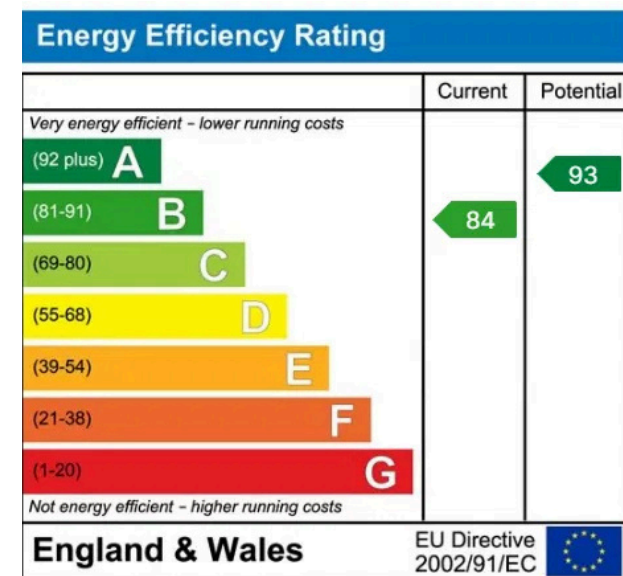
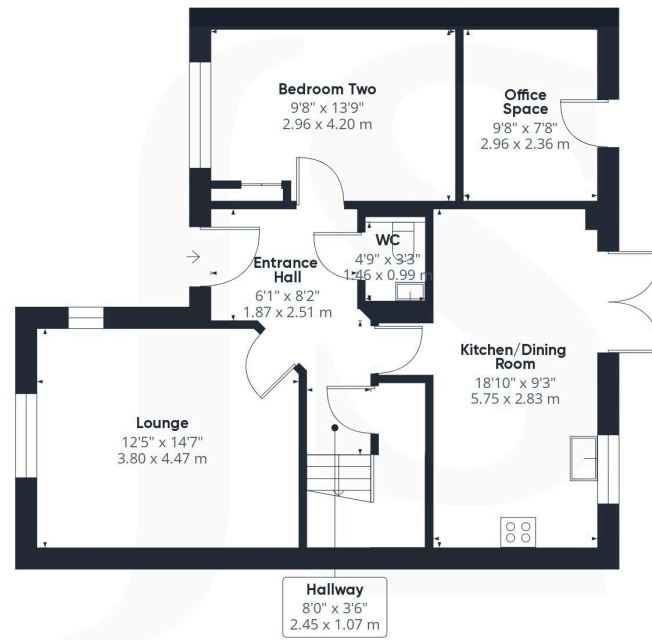
SOUTH FACING REAR GARDEN Large paved patio area leading onto large lawned area having various mature shrubs, trees and bushes, timber built shed, fence and wall enclosed, pathway leading to side access gate, decked area to the rear.

## LOCATION

Local shops are just "around the corner", as are bus services and the doctors' surgery. Local schools are also close at hand, whilst the centre of Shoreham, with its comprehensive shopping facilities, library and mainline railway station, is just under 1 mile away. The seafront and the South Downs are both within easy reach.



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



## Property Details:

Floor area (as quoted by EPC: 1292sqft

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 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.