



Beach Green | Shoreham by Sea | BN43 5YE  
£825,000





We are delighted to offer for sale this well extended three bedroom detached house situated in this desirable location within a short stroll of the foreshore.



Property details: Beach Green | Shoreham by Sea | BN43 5YE



# Key Features

- Roof Replaced November 2024
- A Wealth Of Off Road Parking
- South Facing Rear Garden
- Newly Bespoke Fitted Wardrobes
- Conservatory
- Newly Installed Wood Burner
- Separate Office Room
- Garage With Motorised Up And Over Door
- Two Bathrooms
- Three Double Bedrooms



3 Bedrooms



2 Bathrooms



2 Reception Rooms

## INTERNAL

Pvcu double glazed door through to open plan storm porch, opening to:-

SPACIOUS ENTRANCE HALL Comprising radiator, carpeted flooring, obscure glass pvcu double glazed window, single light fitting.

GROUND FLOOR WC East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, tiled flooring, sunken spotlights.

GROUND FLOOR BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, pedestal hand wash basin, tile enclosed bath with shower attachment over, part tiled walls, tiled flooring, sunken spotlights, radiator.

DUAL ASPECT GROUND FLOOR BEDROOM West and north aspects. Comprising two pvcu double glazed windows, radiator, understairs storage cupboard housing wall mounted electric meter.

DUAL ASPECT LOUNGE / DINING ROOM South and West aspect. Comprising obscure glazed pvcu double glazed window, pvcu double glazed window, two radiators, feature fireplace with fitted wood burner benefitting from a wooden mantel with recess shelving, parquet flooring, coving, pvcu double glazed sliding door through to conservatory.

DUAL ASPECT CONSERVATORY West and south aspect. Comprising pvcu double glazed windows, tiled flooring, two wall mounted lights, pvcu double glazed slide door leading out onto South facing rear garden.

DUAL ASPECT KITCHEN / DINING ROOM South and East aspect. Comprising obscure glass pvcu double glazed door leading out onto side access, pvcu double glazed door leading out to rear access, pvcu double glazed window, serving hatch through to Dining area. Laminate work surfaces with cupboards below, matching eye level cupboards, inset single drainer sink unit with mixer tap, space for appliances including oven/cooker, fridge/freezer, dishwasher and washing machine/dryer. Laminate flooring, coving, radiator, integrated wine rack.

FIRST FLOOR LANDING Comprising pvcu double glazed window, loft hatch access, airing cupboard housing wall mounted ideal combination boiler with slatted shelving, wall mounted light.

DUAL ASPECT BEDROOM TWO East and North aspects. Comprising two pvcu double glazed windows, radiator, two eaves storage space, range of built in wardrobes with hanging rail and shelving, door to:-

ENSUITE SHOWER ROOM South aspect. Comprising obscure glass pvcu double glazed window, shower cubicle being fully tiled having wall mounted triton electric shower, low flush wc, wall mounted heated towel rail, pedestal hand wash basin, part tiled walls, sunken spot lights.

DUAL ASPECT BEDROOM THREE South and West aspect. Comprising two pvcu double glazed windows with fitted blinds, two eave storage cupboards, built in wardrobes with hanging rail and shelving, radiator.

## INTERNAL Continued ....

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## EXTERNAL

FRONT GARDEN Large block paved area offering off road parking for 6+ vehicles, external power points, two wall mounted lights, gate to side access.

SOUTH FACING REAR GARDEN Large lawned area onto paved area, having various mature tree, shrub and plant borders, raised contemporary garden pond, external power points, large green house, timber built shed, wall mounted light, gate to side access.

OFFICE ROOM/UTILITY ROOM South aspect. Comprising pvcu double glazed window, radiator, inset single drainer sink unit. Steps down to:-

GARAGE Benefitting from having a new motorized up and over door and power and lighting, space for fridge / freezer.

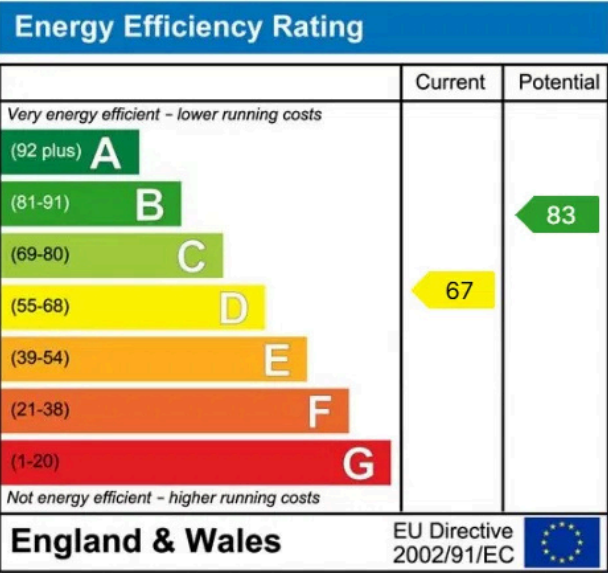
## LOCATION

Situated within a short walk to coastal walks/cycling routes leading all the way into Worthing and Brighton to the West and East respectively. Local shops can be found on Beach Green at the entrance to Shoreham Beach whilst comprehensive shopping facilities can be found in Shoreham Town Centre.



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):1507 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.