



Upper Shoreham Road | Shoreham by Sea | BN43 6BA
Offers Over £800,000



We are delighted to offer for sale this opportunity to acquire this well presented and extended five bedroom family home situated in this popular location close to Buckingham Park.



Key Features

- New Roof Fitted 2020
- Good Size Feature Rear Garden
- Good School Catchment Area
- Large Integral Garage With Motorised Up And Over Door
- Ground Floor Shower Room & First Floor Bathroom
- Arranged Over Three Floors
- Four Double Bedrooms
- Separate Dining Room
- South Facing Lounge
- Off Road Parking For Multiple Vehicles



5 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

ENCLOSED PORCH South aspect. Comprising pvcu double glazed front door, pvcu double glazed windows, tiled flooring, ceiling light fitting, door into garage, wooden obscure glass front door into:-

SPACIOUS HALLWAY Comprising solid oak wood flooring, radiator, stairs to first floor, recessed spotlights, understairs storage cupboard.

LOUNGE South aspect. Comprising pvcu double glazed windows into bay with fitted shutter blinds, solid oak wood flooring, feature working fireplace with tiled insert and hearth, recessed spotlights, coving, feature stained glass bi-folding wooden doors through to:-

DINING ROOM Comprising wooden doors out to Conservatory, solid oak wood flooring, radiator, recessed shelving and storage cupboards, recessed spotlights, coving, return door to entrance hall.

KITCHEN/BREAKFAST ROOM North & East aspect. Comprising pvcu double glazed window, school radiator, tiled flooring recessed spotlights, solid wood work surfaces with cupboards and drawers below, inset stainless steel one and a half bowl single drainer sink unit with contemporary mixer tap, part tiled splashbacks, integrated fridge/freezer, space for dishwasher, space for range cooker with extractor fan over, utility/cloaks area with space for washing machine and tumble dryer, pvcu double glazed door out to rear garden.

GROUND FLOOR SHOWER ROOM Comprising tiled flooring, skylight, recessed spotlights, step in corner shower cubicle with integrated shower, low flush wc, pedestal hand wash basin with mixer tap, heated towel rail, feature wall panelling and dado rail.

CONSERVATORY North & West aspect. Comprising pvcu double glazed windows and double doors out to rear garden, wooden flooring.

FIRST FLOOR LANDING East aspect. Comprising pvcu double glazed window with fitted blind, storage cupboard

BEDROOM ONE South aspect. Comprising pvcu double glazed windows into bay with fitted shutter blinds, radiator, wood effect laminate flooring, recessed spotlights.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, wood effect laminate flooring, radiator, single light fitting, coving.

INTERNAL Continued....

BEDROOM FIVE South aspect. Comprising pvcu double glazed bay window, radiator, wood effect laminate flooring, single light fitting, coving.

BATHROOM East aspect. Comprising obscure glass double glazed window, velux window, feature freestanding bath with contemporary mixer tap and separate shower attachment, wall hung hand wash basin with mixer tap, tiled splashbacks, contemporary chrome upstanding radiator, recessed spotlights.

SECOND FLOOR LANDING East aspect. Comprising pvcu double glazed window with fitted blind, carpeted flooring, recessed spotlights, storage cupboard.

BEDROOM THREE North aspect. Comprising pvcu double glazed window with fitted roller blind, wood effect laminate flooring, radiator, single light fitting.

BEDROOM FOUR South aspect. Comprising pvcu double glazed window with fitted roller blind, wood effect laminate flooring, radiator, single light fitting.

EXTERNAL

FRONT GARDEN Laid to block paving providing off street parking for multiple vehicles, various mature shrubs and bushes, being wall enclosed.

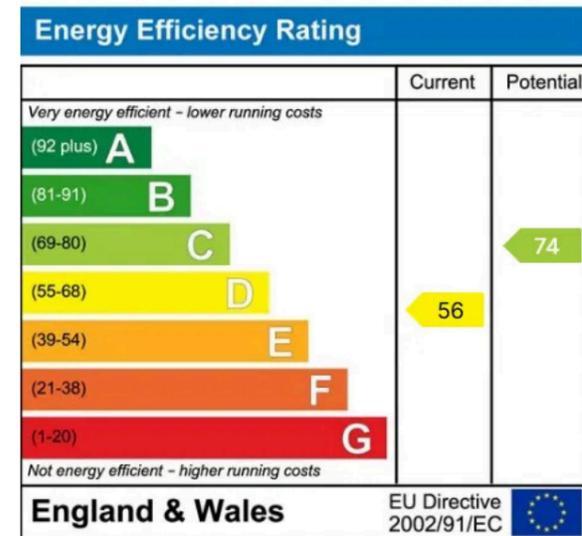
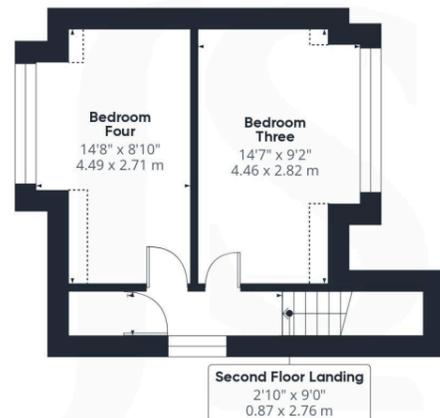
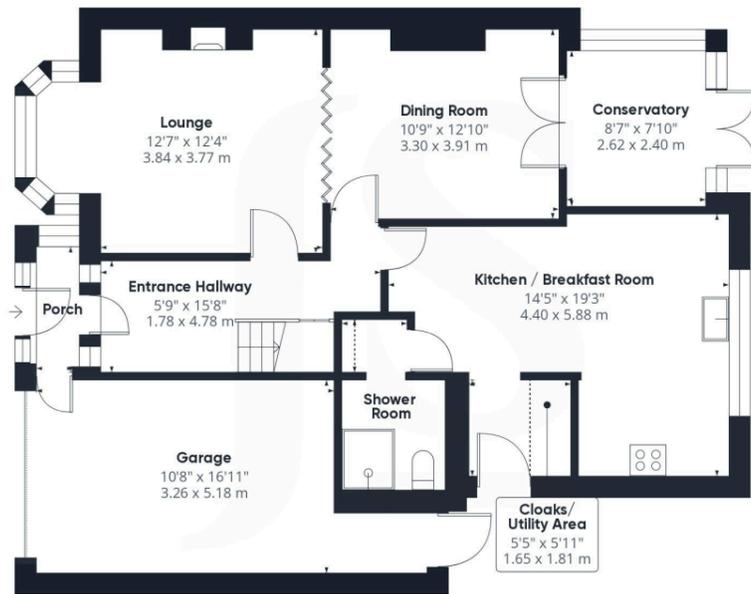
FEATURE REAR GARDEN Paved patio area leading onto large lawned area having variety of shrub, plant and tree borders, block paved pathway leading to rear having raised decked seating area, covered pergola with fitted wood burner, further open pergola providing space for barbecue and dining space, timber built shed, door to garage.

INTEGRAL GARAGE Having motorised up and over door, benefitting from power and lighting, door to rear garden.

LOCATION

Situated just off Nicholson Drive on a walkway with a small grassed area and trees outside. The property is on level ground being approximately 1/2 mile from the centre of Shoreham with its comprehensive shopping facilities, mainline railway station, health centre and library. Shoreham Beach can be reached by a footbridge over the River Adur whilst pleasant Downland walks are nearby.





Property Details:

Floor area (as quoted by EPC: 1884 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.