



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





We are delighted to offer for sale this charming well extended four bedroom semi detached house situated within this sought after location directly overlooking Buckingham Park



Key Features

- Two South Facing Balconies With Pleasant Views
- Two Reception Rooms
- Integral Garage
- Utility Room
- Kitchen/Dining Room
- Off Road Parking
- Impressive South Facing Rear Garden
- Ensuite Bathroom To Master Bedroom



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

EXPOSED PORCH Private pvcu front door through to :-

SPACIOUS ENTRANCE HALL Comprising smoke glass pvcu leaded light windows, radiator, engineered oak wood flooring, two understairs storage cupboards, coving, wall mounted heated control panel.

DINING ROOM North aspect, benefitting from pleasant views directly looking over Buckingham Park. Comprising pvcu double glazed bay window, radiator, engineered oak wood flooring, picture rail, coving.

SPACIOUS LOUNGE South aspect. Comprising floor to ceiling pvcu double glazed slide door leading out onto South facing rear garden, feature working fireplace with tiled hearth, coving.

OPEN PLAN KITCHEN / DINING ROOM Comprising pvcu double glazed window with fitted blind, tiled flooring, granite work surfaces with cupboards below and matching eye level cupboards, inset four ring Neff induction hob with contemporary extractor fan over, matching integrated appliances including oven, dishwasher, fridge. Inset one and a half bowl stainless steel single drainer sink unit with contemporary mixer tap, sunken spotlights, radiator, coving, door leading to garage.

DUAL ASPECT CONSERVATORY South and East aspect. Comprising pvcu double glazed windows, tiled flooring, two wall mounted lights, radiator, pvcu double glazed double doors leading out onto South facing rear garden.

UTILITY ROOM / CLOAKROOM West aspect. Comprising obscure glass aluminium framed window, roll edge laminate work surfaces having a contemporary inset circular bowl with mixer tap, low flush wc, space and provision for appliances including washing machine, dishwasher. Tiled flooring, dado rail, coving, radiator.

INTEGRAL GARAGE Having a motorized up and over door benefitting from power and lighting, wall mounted electric meter, wall mounted Worcester combination boiler, space for freezer.

FIRST FLOOR LANDING Comprising loft hatch access with loft being part boarded and benefitting for power and lighting. Cupboard with shelving, over stairs storage cupboard with hanging rail and shelving, radiator.

SOUTH FACING BALCONY BEDROOM ONE South aspect. Comprising floor to ceiling pvcu double glazed slide door with fitted blinds leading out onto large SOUTH FACING BALCONY. Coving, radiator, built in mirrored wardrobes with hanging rail and shelving, door to:-

INTERNAL Continued....

FAMILY ENSUITE BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, twin inset circular bowl sink units with cupboards below, low flush wc, panel enclosed bath with shower attachment over, large walk in shower being fully tiled having an integrated shower with shower attachment, wall mounted heated towel rail, ladder style heated radiator, lvt flooring, sunken spotlights, fully tiled walls.

BALCONY BEDROOM TWO South aspect. Comprising floor to ceiling pvcu double glazed slide door with fitted blinds leading out onto large SOUTH FACING BALCONY. Fitted wardrobe with hanging rail and shelving, picture rail, wall mounted light.

BEDROOM THREE North aspect benefitting from pleasant views over looking Buckingham Park. Comprising pvcu double glazed window with fitted blinds, fitted wardrobe with hanging rail and shelving, radiator, coving.

BEDROOM FOUR South aspect. Comprising pvcu double glazed window with fitted roller blind, radiator, coving.

MODERN BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, contemporary wall mounted radiator, shower cubicle being fully tiled having an integrated shower, low flush wc, tiled flooring, contemporary glass top sink unit with vanity unit below.

EXTERNAL

FRONT GARDEN Large block paved area affording off-road parking for five/six vehicles having various shrub and plant borders, outside lights, dwarf wall enclosed.

IMPRESSIVE SOUTH FACING REAR GARDEN Large raised paved area, stepping down onto large lawned area having various mature shrub, tree and plant borders, laid chip stone path way, feature timber built pergola, timber built green house, outside tap, wall mounted light.

LOCATION

Conveniently situated on level ground opposite Buckingham Park. Local shops are approximately half a mile away to the East, whilst the centre of Shoreham is also just over a half mile away to the South, which has comprehensive shopping facilities, library, health centre and mainline railway station.



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



Ground Floor



Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	70
(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 EPC: 1722 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.