



Upper Shoreham Road | Shoreham by Sea | BN43 5QE  
Offers Over **£1,100,000**

**JS**  
*Signature*  
jacobs Steel





We are delighted to offer for sale this impressive and imposing well extended five bedroom two reception room detached house situated within this popular residential location.



A home of style & sophistication











Property details: Upper Shoreham Road | Shoreham by Sea | BN43 5QE



# Key Features

- Separate Utility Room
- Two Bathroom/Three Separate Wc's
- Hidden Office Via Secret Door
- Sun Trap Rear Garden
- Modern Open Plan Kitchen/Dining Room
- Inspection Is A Must
- Good School Catchment Area
- Versatile Accommodation
- Walk In Wardrobe to Master Bedroom
- Off Road Parking For Multiple Vehicles



5 Bedrooms



2 Bathrooms



3 Reception Rooms



Versatile Accommodation

## INTERNAL

EXPOSED PORCH Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising engineered oak wood flooring, pvcu double glazed window, radiator with attractive wood surround, two understairs storage cupboards, coving.

GROUND FLOOR CLOAKROOM Comprising low flush wc, tiled flooring, hand wash basin with vanity unit below, extractor fan.

SEPARATE DOUBLE ASPECT LOUNGE East and South aspect. Comprising original obscure glass leaded light window, pvcu double glazed bay window with fitted blinds, engineered oak wood flooring, coving, feature marble fireplace having fitted duel fuel burner, radiator with attractive wood surround two wall mounted lights.

DOUBLE ASPECT UTILITY ROOM South and West aspect. Comprising pvcu double glazed window, further pvcu double glazed window with fitted blind, laminate flooring, built in wardrobes, utility cupboard having space for washing machine and dryer and housing wall mounted combination boiler. Coving, work surfaces with storage space below, inset butler sink with mixer tap, built in desk.

SECOND LOUNGE East aspect. Comprising original obscure glass leaded light window, pvcu double glazed window with fitted blind, laminate flooring, radiator with attractive wood surround, coving, feature cast iron fireplace, secret door through to:-

OFFICE (Via secret door) North and East aspect. Comprising pvcu double glazed window, pvcu double glazed double doors leading out onto rear garden, laminate flooring, radiator, coving.

DOUBLE ASPECT OPEN PLAN KITCHEN/DINING ROOM West and North aspect. Comprising pvcu double glazed window, full width double glazed pvcu bi-folding doors leading out onto rear garden, granite work surfaces with cupboards below, matching eye level cupboards, space for range cooker with extractor fan over, matching integrated microwave. Island with granite work surfaces and inset twin butler sink with mixer tap having cupboards under and seating for three. Large feature skylight, two velux windows, two contemporary ceiling mounted hanging lights, sunken spotlights, coving, two radiators, door to walk in large cupboard having shelving and lighting, further storage cupboard with shelving. Integrated appliances include Hotpoint dishwasher and fridge/freezer. Underfloor heating.

FIRST FLOOR LANDING

BEDROOM FIVE North aspect. Comprising pvcu double glazed window with fitted blind, radiator, built in cupboard with shelving, coving.

FAMILY BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, freestanding bath having an integrated shower over, pedestal hand wash basin, low flush wc, sunken spotlights, wall mounted heated towel rail, recessed shelving, tiled flooring, part tiled walls.

BBEDROOM THREE North aspect. Comprising pvcu double glazed bay window with fitted blind, radiator, built in desk with cupboards under, picture rail door to:-

ENSUITE WC East aspect. Comprising obscure glass pvcu double glazed window, hand wash basin, low flush wc.

## INTERNAL Continued....

DOUBLE BEDROOM TWO East and South aspect. Comprising pvcu double glazed bay window with fitted shutter blinds, further pvcu double glazed window with fitted shutter blind, radiator, picture rail, built in wardrobe with hanging rail and shelving.

BEDROOM FOUR South aspect. Comprising pvcu double glazed window with fitted shutter blind, built in wardrobe with hanging rail and shelving, built in desk with drawers under, radiator, picture rail, door to:-

ENSUITE WC West aspect. Comprising double glazed velux window, low flush wc, pedestal hand wash basin, wall mounted light.

SPLIT LEVEL SECOND FLOOR LANDING Comprising obscure glass leaded light pvcu double glazed window, ceiling mounted chandelier, built in storage cupboard with slatted shelving and radiator.

SHOWER ROOM North aspect. Comprising double glazed velux window, shower cubicle having a wall mounted electric shower being fully tiled, hand wash basin with vanity unit below, low flush wc, wall mounted heated towel rail, eaves storage space, recessed shelving, tiled flooring, sunken spotlight.

WALK IN WARDROBE/STORAGE SPACE Comprising double glazed velux window, pvcu double glazed window with fitted blind, radiator, sunken spotlights.

DOUBLE ASPECT BEDROOM ONE South and North aspect benefitting from pleasant roof top views. Comprising pvcu double glazed window with fitted blind, velux window with fitted blind, built in cupboards with hanging rail, radiator, loft hatch access, sunken spotlights, eaves storage cupboard.

## EXTERNAL

FRONT GARDEN Large front garden affording off road parking for multiple vehicles, laid to chip stone having various plant and shrub borders, two gates to leading to side accesses, scope and space to add garage if required (stnpc), five Cordyline palm trees.

SUN TRAP REAR GARDEN Large tile patio area leading onto large lawned area having various mature shrub, tree and plant borders, timber built wendy house, raised sun trap patio area, timber built shed, wall mounted outside lights, external power points, integrated cat flap, wall mounted telephone style shower attachment, outside tap, lean to with polycarbonate roof for extra storage space.

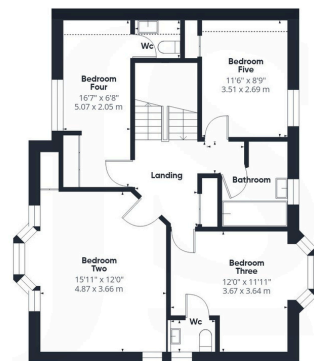
## LOCATION

Situated in a popular location along Upper Shoreham Road, being approximately 130 yards of Buckingham Park. Shoreham Mainline Railway Station and Shoreham Town Centre with its comprehensive shopping facilities, health centre, library, restaurants and bars can all be found within half a mile. Whilst easy access to walks along the River Adur leading to the Coast or to the Downs can be found to the South and North respectively.

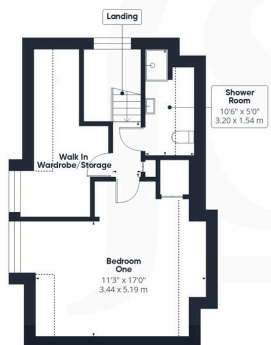




Ground Floor



Floor 2



Floor 3



## Property Details:

Floor area (as quoted by Floor Plan):2304 sqft

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.