



Weald Dyke | Shoreham by Sea | BN43 5LP

£750,000

JS
jacobs | Steel



We are delighted to offer for sale this spacious three bedroom link detached family home with added benefit of garage with off road parking in a popular Shoreham Beach location.



Property details: Weald Dyke | Shoreham by Sea | BN43 5LP

Key Features

- Link Detached Family Home
- Spacious Entrance Hall
- Boot Room With Downstairs Shower Room
- Dual Aspect Main Bedroom With Walk In Wardrobe & Ensuite
- Family Shower Room
- Sun Trap Wrap Around Garden
- Garage & Off Road Parking
- Vendor Suited
- Popular Shoreham Beach Location
- Shoreham Town Centre & Sea Views



3 Bedrooms



3 Bathrooms



1 Reception Room

INTERNAL

Composite double glazed door through to:-

SPACIOUS ENTRANCE HALL West aspect. Comprising two pvcu double glazed windows, Travertine tiled flooring with under floor heating, recessed lighting, radiator, understairs storage cupboard, wall mounted individual room heating control panel. opening into:-

LARGE DUAL ASPECT LOUNGE North and South aspect. Comprising pvcu double glazed windows, Travertine tiled flooring with underfloor heating, recessed lighting, coving, wall mounted individual room heating control panel, feature contemporary freestanding multi fuel fireplace.

OPEN PLAN CONTEMPORARY FITTED KITCHEN/DINING ROOM West aspect. Comprising two pvcu double glazed windows.

Kitchen Area: Comprising Quartz stone work surfaces, with Neptune range of fitted cupboards and drawers, inset butler style one and a half bowl stainless steel sink unit, integrated appliances include Beko dishwasher & Hotpoint washing machine. Space and provision for fridge/freezer, inset five ring Rangemaster oven/cooker with Range Master extractor fan over. Central island with Quartz stone work surface having storage below and breakfast bar with seating for three, pendant light fitting over. Recessed lighting, Travertine tiled flooring with underfloor heating, wall mounted individual room heating control panel.

Dining Area: Comprising feature William Norris wallpaper, Travertine tiled flooring with underfloor heating, wall mounted individual room heating control panel, coving.

BOOT ROOM Comprising obscure glass pvcu double glazed window, Travertine tiled flooring with underfloor heating, wall mounted light fitting, velux window, two single downlights, wall mounted individual room heating control panel.

MODERN FITTED GROUND FLOOR SHOWER ROOM Comprising tiled flooring, part tiled walls, low flush wc, contemporary ladder style heated towel rail, contemporary hand wash basin with mixer tap, walk in shower cubicle with integrated Triton electric shower over, recessed lighting, extractor fan, vaulted ceiling.

FIRST FLOOR LANDING Comprising original wooden flooring, loft hatch access, storage cupboard housing wall mounted Baxi boiler with slatted shelving.

MAIN BEDROOM SUITE

DRESSING ROOM : North aspect. Comprising pvcu double glazed window benefitting from panoramic views over River Adur, Shoreham Town Centre and onwards towards the South Downs, radiator, original wooden flooring, two large fitted wardrobes with mirrored sliding doors, door through to:-

CONTEMPORARY ENSUITE: West aspect. Comprising pvcu double glazed window, panel enclosed bath with hand held shower attachment, part tiled walls, contemporary hand wash basin with mixer tap and vanity unit below, ladder style heated towel rail, low flush wc, recessed lighting.

INTERNAL Continued....

DUAL ASPECT BEDROOM: North and South aspect benefitting from panoramic views to the North over River Adur, Shoreham Town Centre and onwards towards the South Downs and direct sea views to the South, three pvcu double glazed windows, two radiators, coving, original wooden flooring.

FAMILY SHOWER ROOM West aspect. Comprising pvcu double glazed window, laminate flooring, low flush wc, hand wash basin with mixer tap, part tiled walls, walk in shower cubicle with integrated shower, recessed lighting, coving.

BEDROOM TWO West aspect. Comprising pvcu double glazed window with sea views, radiator, original wooden flooring, fitted wardrobe with sliding mirrored doors having hanging rail and shelving, coving, recessed lighting, door leading through to:-

BEDROOM THREE/STUDY South and West aspect. Comprising pvcu double glazed windows benefitting from direct sea views, radiator, original wooden flooring, coving, recessed lighting, fitted wardrobe with sliding mirrored doors having hanging rail and shelving.

EXTERNAL

GARAGE Having up and over door, benefitting from power and lighting, built in shelving to work shop area. Off street parking space in front of garage.

GARDENS

Rear Garden: Mainly laid to York stone paving, outside tap, feature sauna with hand held shower unit, storage shed, two wall mounted storage boxes housing battery and invertor for solar panels, five security cameras, rear gate leading to garage access, wall enclosed.

Side/Front Garden: Mainly laid to York stone paving with path leading to front of house, Oak framed pergola with fitted glass roof, raised flower beds with various mature shrubs and plants, picket fence, further patio area, storage shed, external power point, outside tap, three wall mounted light fittings.

LOCATION

Conveniently situated on level ground close to the footbridge which leads over the River Adur and into Shoreham Town Centre with its comprehensive Shopping Facilities, Health Centre, Library and Mainline Railway Station. Local shops can be found on Ferry Road along with access to the Beach.



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

 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	<div></div> <div>Approximate total area⁽¹⁾ 1671 ft² 155.3 m²</div>
 <p>Ground Floor Building 2</p>		<div>(1) Excluding balconies and terraces</div> <div>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360</div>



Property Details:

Floor area (as quoted by floorplan): 1518sqft - excluding garage
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.