

SHOREHAM OFFICE

31 Brunswick Road, Shoreham-By-Sea, West Sussex, BN43 5WA

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Upper Shoreham Road, Shoreham-by-Sea, West Sussex BN43 6BF | Offers in Excess of £475,000

- A Spacious Semi Detached House
- 20'3 Kitchen/ Dining Room
- Family Bathroom
- Large Rear Garden
- Loft Room

- Three Bedrooms
- South Facing Lounge
- Granny Annex
- Off Road Parking To Front
- Excellent Decorative Order Throughout



Jacobs Steel are delighted to offer for sale this three bedroom semi detached house with an additional separate granny annex with an Ensuite shower room and a converted garage.

Local shops are just "around the corner", as are bus services and the doctors' surgery. Local schools are also close at hand, whilst the centre of Shoreham, with its comprehensive shopping facilities, library and mainline railway station, is just under 1 mile away. The seafront and the South Downs are both within easy reach.

LARGE ENTRANCE HALL: 7' x 6' (2.13m x 1.83m) Ceiling coving, recess lighting, chrome wall mounted radiator, tiled flooring, obscured double glazed window and UPVC door to front, stairs to first floor with under stairs storage cupboard, doors to lounge, door to kitchen/ dining room.

LOUNGE: 11' 7" x 11' (3.53m x 3.35m) South facing double glazed windows to front, ceiling coving, recess lighting, chrome wall mounted radiator, oak wooden flooring.

KITCHEN/ DINING ROOM: 20' 3" x 13' 3" (6.17m x 4.04m) Comprising a range of eye level units with down lighting and base level units with work surfaces over and tiled splashbacks, inset single bowl single drainer sink unit with chrome mixer tap, inset gas hob with fitted double oven, integrated dishwasher, integrated tumble dryer, integrated fridge/ freezer, plumbing and space for washing machine, ceiling coving, recess lighting, tiled flooring, radiator, multi panelled double glazed windows to side and rear, multi paned French doors to rear leading to garden, space for table and chairs.

FIRST FLOOR LANDING: Doors to bedrooms, bathroom and access to loft room via remote controlled hatch and motorised retractable



staircase.

BEDROOM ONE: 13' 3" x 11' Max (4.04m x 3.35m) South facing multi paned double glazed windows to front, ceiling coving, recess lighting, fitted wardrobes and additional over head cupboards with down lighting, oak wooden flooring, radiator, door to Ensuite shower room.

ENSUITE SHOWER ROOM: Comprising shower cubicle, pedestal wash hand basin with chrome mixer tap, part tiled walls, tiled flooring, recess lighting, extractor fan, chrome wall mounted towel radiator, wall mounted mirror, electric shaver point.

BEDROOM TWO: 11' Max x 10' 2" (3.35m x 3.1m) Multi paned double glazed windows to rear, fitted wardrobes and additional over head cupboards with down lighting, ceiling coving, recess lighting radiator, oak wooden flooring.

BEDROOM THREE: 8' 10" x 6' 9" (2.69m x 2.06m) Multi paned double glazed windows to side and rear, ceiling coving, recess lighting, radiator, oak wooden flooring.

BATHROOM: 6' 2" x 5' 10" (1.88m x 1.78m) Modern white suite comprising panelled bath with chrome mixer tap and wall mounted shower, vanity sink with chrome mixer tap, close coupled WC, tiled walls, wall mounted mirror, chrome wall mounted towel radiator, ceiling coving, recess lighting, extractor fan, tiled flooring, obscured double glazed windows to side.

LOFT ROOM WITH ENSUITE: 19' 3" x 8' 0" (19'7 Max)(5.87m x 2.44m) Access via a motorised retractable staircase, comprising four Velux windows, further pvcu double glazed window, oak wooden flooring.

ENSUITE: White suite comprising shower cubicle being fully tiled having an integrated shower, wall mounted heated towel rail, wash hand basin with chrome mixer tap, double glazed Velux window.

FRONT GARDEN: Being mainly paved with off road parking for approximately three vehicles, shared driveway with access to converted garage.

LARGE REAR GARDEN: Decked area stepping onto further decked area with various shrub and plant borders stepping onto paved area, access to converted garage. Further access to granny annex and separate garden.

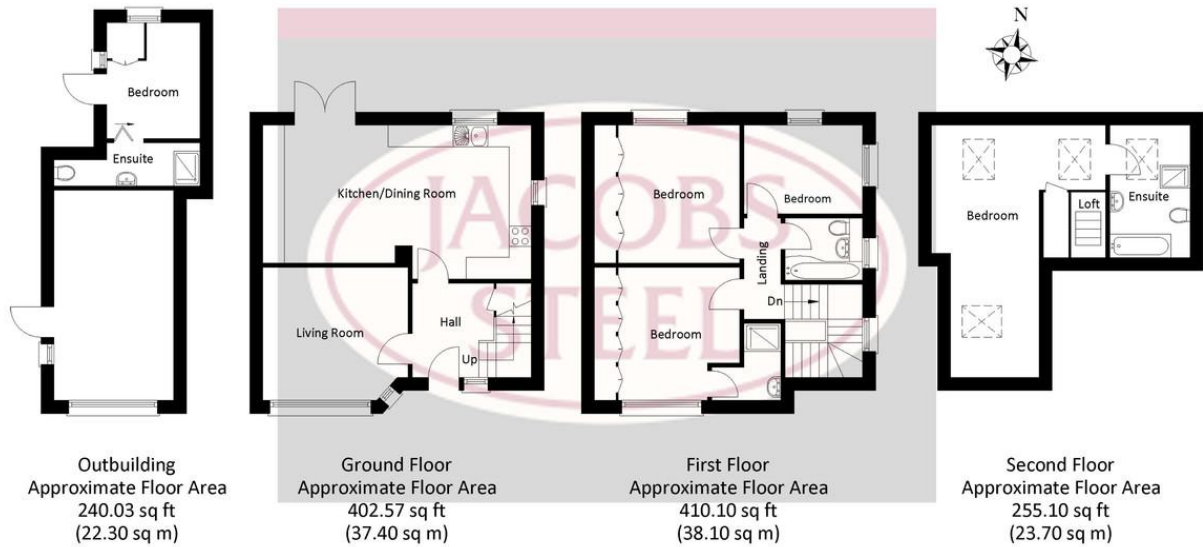
CONVERTED GARAGE: 15' 7" x 9' 6" (4.75m x 2.9m) With power and lighting, double glazed windows to side, double glazed UPVC door, up and over door.

GRANNY ANNEX: 12' Max x 7' Max (3.66m x 2.13m) Double glazed windows to side and rear, double glazed UPVC door, ceiling coving, recess lighting, electric heater, oak wooden flooring, fitted cupboards and sliding door to Ensuite.

ENSUITE SHOWER ROOM: White suite comprising shower cubicle, vanity sink unit with chrome mixer tap, closed coupled WC, tiled walls, tiled flooring, extractor fan, recess lighting.



Upper Shoreham Road



Approximate Gross Internal Area = 121.50 sq m / 1302.43 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
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Floor Area

871 sq ft / 81 sq m - floor area is quoted from the EPC

Tenure

Freehold

Council Tax

Band D Adur District Council

Viewing Arrangements

Strictly by appointment

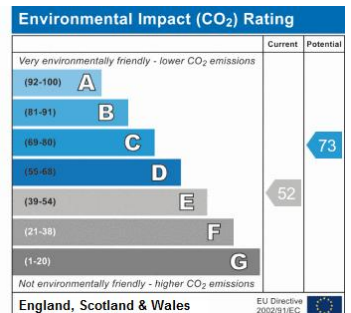
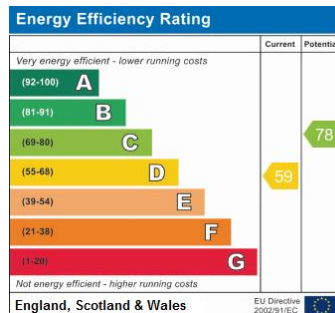
Contact Details

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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.