



**Hyman Hill**  
Estate & Letting Agent



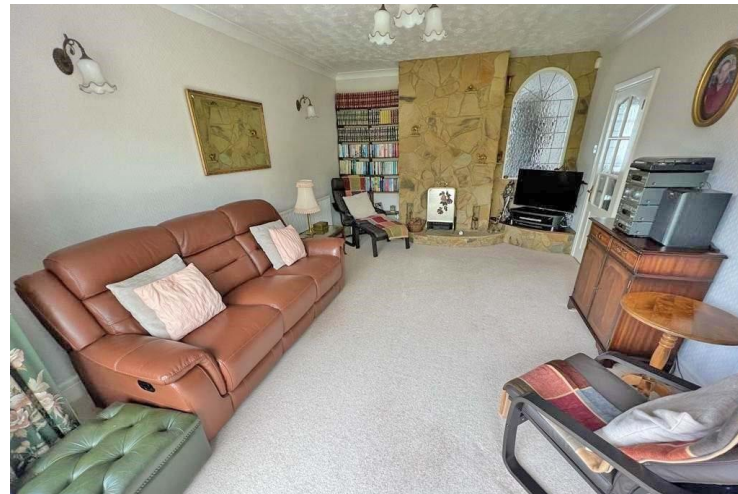
Offers in Excess of £725,000  
Freehold

01273 454511

296 Upper Shoreham Road, Shoreham-by-Sea, BN43 6BD

- Detached family home
- Four bedrooms
- 20ft lounge
- Beautiful rear garden
- Garage plus off road parking
- Highly popular location
- Near Buckingham Park
- Superb school catchment





#### **ENTRANCE PORCH**

Triple aspect double glazed window and door with door leading to.

#### **ENTRANCE HALL**

Picturesque Stain glass window, stairs leading to the first floor with under stairs storage cupboard, radiator, wall mounted thermostat and doors leading to.

#### **LOUNGE DINER**

20' 4" x 12' 8" (6.2m x 3.86m) Large double glazed sliding doors leading onto the beautiful presented rear garden, two radiators, feature gas coal effect fireplace.

#### **DINING ROOM / BEDROOM 4**

14' 9" x 12' 7" (4.5m x 3.84m) Bay double glazed window to front, radiator.

#### **KITCHEN/BREAKFAST ROOM**

13' 11" x 10' 2" (4.24m x 3.1m) Double glaze window, matching wall, base and drawer units with roll edge work tops having fitted single drainer 1 1/2 bowl sink with mixer tap, fitted 5 ring hob, double oven, space for washing machine, larder cupboard having space for fridge freezer, double glazed door to side access and door to.

#### **GARDEN ROOM**

Double glazed doors to the rear garden, two Velux windows and door to.

#### **CLOAKROOM**

Double glazed window, low level WC, wall mounted wash hand basin, radiator.

#### **BEDROOM 3**

12' x 11' 11" (3.66m x 3.63m) Bay double glazed window to front, radiator.

#### **LANDING**

Hatch to loft space and doors to.

#### **BEDROOM 1**

14' 1" x 14' 1" (4.29m x 4.29m) Double glazed window, radiator, large fitted mirror wardrobe with access to eaves storage area.

#### **ENSUITE**

Shower cubicle, wash hand basin, radiator.

## BEDROOM 2

11' 11" x 11' 3" (3.63m x 3.43m) Double glazed window, radiator, door leading to large storage / cupboard area.

## BATHROOM

Double glazed window, white matching suite comprising panelled bath with shower overhead and shower screen, low level WC, pedestal wash hand basin, heated towel rail.

## BEAUTIFUL REAR GARDEN

Mainly laid to lawn with patio seating area, raised flower borders, vegetable patch area, greenhouse, shed and access to the garage and access to the front.

## FRONT GARDEN

Off road parking for several cars, flower borders laid lawn, access to garage

## GARAGE

Up & over door.









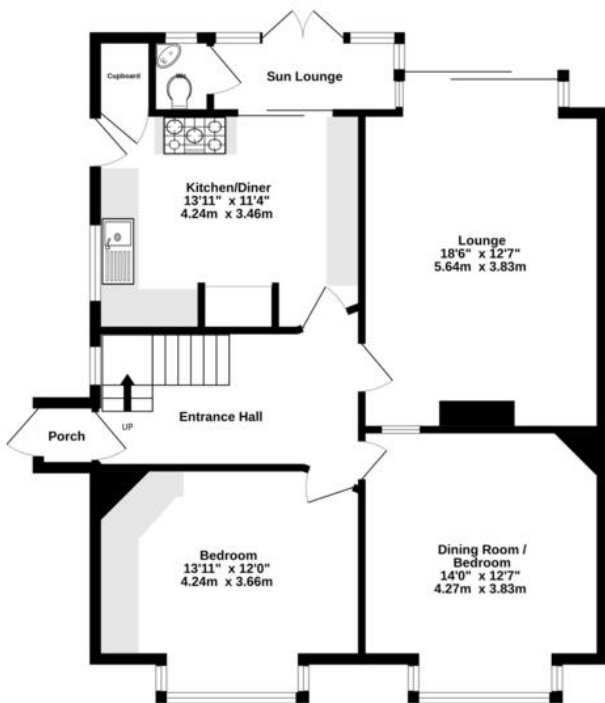




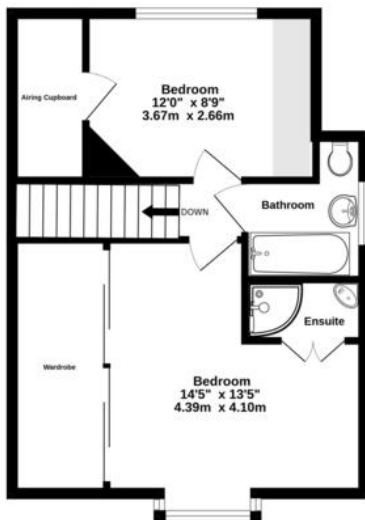




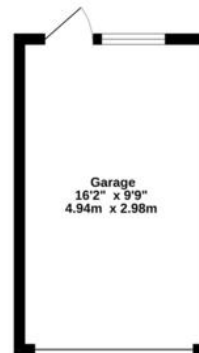
Ground Floor  
863 sq.ft. (80.2 sq.m.) approx.



1st Floor  
447 sq.ft. (41.0 sq.m.) approx.



Garage  
158 sq.ft. (14.7 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### COUNCIL TAX BAND

Tax band E - £2,695.18 per annum  
(2023/2024)

### TENURE

Freehold

### LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

### DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.