



54 Lesser Foxholes | Shoreham-by-Sea | BN43 5NT

£650,000

Harrison Brant are delighted to offer this exceptionally well presented and Individual Detached 3/4 Bedroom Home situated in a sought after location, affording many features which include: triple aspect Lounge / Dining Room, Refitted Kitchen, Utility Room, Ground Floor WC/Shower Room, Refitted Family Bathroom, En-Suite to master bedroom, Beautifully Landscaped Southwesterly Facing Rear Garden, Garage. The property is located in a favoured area of Old /North Shoreham. Readily accessible to Downland and River walks, being approximately 0.9 of a mile from Shoreham Town Centre with its range of shopping facilities, bars & restaurants, library, health and community centres along with a mainline railway station providing City & Coastal services.

- Detached Residence
- 3/4 Bedrooms
- En-Suite to Bed 1
- Refitted Kitchen
- Utility Room
- Lounge/Dining Room
- Refitted Family Bathroom
- Landscaped Southwesterly Garden
- Garage



Property Description

ENCLOSED UPVC DOUBLE GLAZED ENTRANCE PORCH

7' 5" (approx.) x 3' 6" (approx.) (2.26m x 1.07m) uPVC wood grain effect double glazed sliding door. Natural Oak finish front door with double glazed etched glass inset to;-

ENTRANCE HALL

With oak flooring, central heating radiator with thermostatic valve, telephone/data point (subject to service providers regulations). Recessed coats/storage cupboard, smooth finish coved ceiling

GROUND FLOOR CLOAK/SHOWER ROOM/WC

Concealed cistern low level WC, corner wash hand basin with mono block mixer tap. Step in tiled shower with glazed door, chrome finish wall mounted thermostatic shower controls, chrome finish shower head and riser rail. Contemporary chrome finish ladder style radiator/towel rail. Fully tiled walls, tiled floor, smooth finish ceiling with downlighters. Obscure glass uPVC double glazed window.

LOUNGE/DINING ROOM

20' 11" x 19' 11" (max) (6.38m x 6.07m) Being L-Shaped.

DINING AREA

With door from entrance hall. Central heating radiator with thermostatic valve. uPVC double glazed picture window with contemporary plantation style fitted shutters. Smooth finish cornice ceiling, ornate ceiling rose and LED eyeball spotlight. Wide opening to;-

LOUNGE AREA

Feature ornamental fireplace with ornate cast iron inset with fitted electric coal effect fan heater, lime stone finish surround with slate hearth. Two central heating radiators with thermostatic valves, TV aerial point (subject to service providers regulations). Triple aspect uPVC double glazed windows and doors with contemporary fitted plantation style shutters. Smooth finish cornice ceiling with two ornate ceiling roses and eyeball LED spotlights. uPVC double glazed French style doors overlooking and leading to landscaped rear garden.

REFITTED KITCHEN IN 2018

13' 4" (approx.) x 9' 9" (approx.) (4.06m x 2.97m)

Refitted in 2018 with a range of contemporary Shaker fronted units and oak effect working surfaces, inset Franke resin single drainer sink with chrome finish mono block mixer tap. Extensive range of soft close cupboards and drawers under along with integrated wine rack, tray storage, integrated full size dishwasher. Tiled surround, a range of matching wall mounted cupboards above with concealed lighting. Further working surface with fitted touch control electric ceramic hob. Range of soft close cupboard and drawers under. Tiled surround, range of matching wall mounted cupboards above with concealed lighting. Contemporary glass and stainless steel finish canopy cooker hood. Range of matching units providing larder type storage, integrated refrigerator and deep freeze. Fitted double oven and grill with pull out drawer below, cupboard above. Large format tiled floor with electric under floor heating. Smooth finish cornice ceiling with LED downlighters. Wide aspect uPVC double glazed window overlooking landscaped rear garden.

UTILITY/STORE ROOM

14' 7" (approx.) x 8' 3" (approx.) (4.44m x 2.51m) Tiled

walls. Working surface with inset single drainer stainless steel sink, double cupboard under along with space and plumbing for washing machine, space for tumble dryer. Matching wall mounted double cupboards above. Matching 6 double storage cupboards. Ample space for free standing deep freeze etc. Wall mounted Ideal gas fired boiler for central heating and hot water, central heating radiator with thermostatic valve. Tiled floor. Personal door to garage, uPVC double glazed window overlooking rear garden, panelled and uPVC double glazed door overlooking and leading to rear garden.

STUDY/BEDROOM 4

9' 5" (approx.) x 7' 5" (approx.) (2.87m x 2.26m) Central

heating radiator with thermostatic valve, smooth finish corner ceiling. uPVC double glazed window to front with fitted contemporary plantation style shutters.

FIRST FLOOR LANDING

Staircase from entrance hall with half landing and portrait style uPVC double window to front with fitted contemporary plantation style shutters. Coved ceiling, fitted mains smoke alarm, hatch to loft space with pull down loft ladder, partly boarded with electric light.

BEDROOM 1

13' 2" (approx.) x 11' 11" (approx.) (4.01m x 3.63m)

Measurements include a range of fitted wardrobes, cupboards to one wall providing extensive hanging/storage space. Central heating radiator with thermostatic valve. Smooth finish ceiling and skellings. uPVC double glazed window to side. Door to;-

EN-SUITE SHOWER ROOM/WC

Refitted in 2018 with a contemporary suite comprising of double width low profile glazed walk in shower, chrome finish thermostatic controls, wall mounted chrome finish fixed monsoon shower head, chrome finish hand/body shower. Floating wall mounted vanity unit, inset ceramic





sink with mono mixer tap. Contemporary low level WC. Large format porcelain finish tiled walls, designer chrome finish radiator/towel rail, large format tiled floor, smooth finish ceiling with extractor fan and downlighters, obscure glass uPVC double glazed window.

BEDROOM 2

17' 0" (max) x 10' 4" (approx.) (5.18m x 3.15m) Central heating radiator with thermostatic valve, double aspect uPVC double glazed windows, smooth finish ceiling and skelings. Two double fitted wardrobes

BEDROOM 3

8' 2" (approx.) x 6' 10" (approx.) (2.49m x 2.08m) Central heating radiator with thermostatic valve, uPVC double glazed window to rear overlooking landscaped rear garden.

REFITTED BATHROOM/WC IN 2018

Fitted with a contemporary white suite comprising panelled bath with chrome finish remote control tap combined with thermostatic shower mixer unit, wall mounted fixed monsoon shower head. Shower screen. Limed oak finished vanity unit with semi inset wash basin with mono block mixer tap. Storage cupboards under. Concealed cistern dual flush low level WC. Chrome finish ladder style radiator/towel rail. Large format porcelain finished walls, etched glass feature tiled panel. Large format tiled floor. Smooth finish ceiling with LED downlighters. Obscured glass uPVC double glazed window to front.

OUTSIDE

OPEN PLAN FRONT AND SIDE GARDENS

Being landscaped and comprising of block paving with inset architectural shrubs, raised flower and shrub borders.

Block paved driveway leading to;-

GARAGE

15' 0" (approx.) x 8' 2" (max) (4.57m x 2.49m) Remote control up and over door. Electric meter, gas meter encased in metal consumer unit with miniature circuit breakers and RCD protection. Fluorescent strip light.

LANDSCAPED REAR GARDEN

Being L-Shaped. This charming south-westerly facing landscaped rear garden comprises of a full width sculptured block paved patio with inset flower and shrub beds interspersed with various architectural shrubs. Sculptured lawn with flower and shrub borders. Quadrant timber garden shed, outside water point, brick and block wall to north-eastern boundary with timber gate to front garden



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

6 Brunswick Road
Shoreham-By-Sea
West Sussex
BN43 5WB

www.harrisonbrant.co.uk

01273 464642

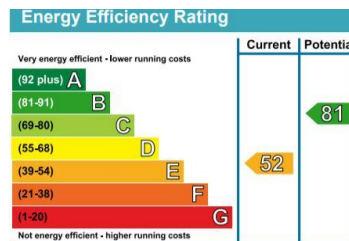
Lesser Foxholes, Shoreham-by-Sea, BN43

APPROX. GROSS INTERNAL FLOOR AREA 1563 SQ FT 145.2 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Harrison Brant Ltd REF : 472528



N.B. Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.

Items shown in the photographs are not necessarily included in the sale.

VIEWING STRICTLY BY APPOINTMENT THROUGH HARRISON BRANT

VALUATIONS: If you have a property to sell in our area, please ask for a free market valuation.

Whilst we endeavour to make our sales particulars accurate and reliable, should there be any detail which is particularly important to you, please contact our office and we will verify the information given.

