



## 402 Upper Shoreham Road | Shoreham-by-Sea | BN43 5ND

Offers Over £699,950

Harrison Brant are delighted to offer this 4 bedroom detached chalet bungalow occupying this large plot which has the benefit of a detached self contained 1 bedroom annexe and an enclosed heated swimming pool. Other features and accommodation include; 2 reception rooms, contemporary fitted kitchen with integrated "Neff" appliances, conservatory, family bathroom/W.C, further shower room/W.C with underfloor heating, garage with electric door and EV car charging point, carriage driveway providing off road parking for a number of vehicles with electric gates and EV car charging point. The annexe is considered to be ideal for a dependent relative or income opportunity and contains a separate lounge, kitchen, bedroom and bathroom. Conveniently situated approximately 0.6 of a mile from Shoreham town centre and mainline railway station.

- 4 Bedrooms
- Detached Chalet Bungalow
- Detached Self Contained Annexe
- Heated Swimming Pool
- 2 Reception Rooms
- Conservatory
- Bathroom and Separate Shower Room
- Garage with Electric Door
- Carriage Driveway with Electric Gates
- 125' Rear Garden
- Viewing Recommended





## Property Description

**HARD WOOD EFFECT DOUBLE GLAZED DOOR**  
With spy hole leading to;-

### ENTRANCE HALL

Wood effect flooring, central heating radiator with thermostatic valve, smooth finish walls and ceiling, coved ceiling. Understairs storage cupboard, stairs giving access to first floor.

### DINING ROOM

16' 6" (into bay) x 11' 11" (5.03m x 3.63m) Wood effect flooring, central heating radiator with thermostatic valve, smooth finish walls and ceiling, coved ceiling. Southerly facing uPVC double glazed bay window with decorative stained glass inserts to front. Two port hole style windows to side.

### KITCHEN

19' 2" (max) x 8' 10" (5.84m x 2.69m) Comprising a range of contemporary soft closing wall, base and drawer units with extensive granite working surfaces over. Inset stainless steel single drainer sink unit with mixer tap, inset five burner Neff gas hob with stainless steel cooker hood over. Fitted eye level electric Neff oven, fitted Neff microwave and plate warmer. Integrated Neff washing machine. Smooth finish ceiling, ceiling spotlights, coved ceiling. uPVC double glazed window to side. Space for upright fridge/freezer. Contemporary upright central heating radiator. uPVC double glazed windows to rear, uPVC double glazed French doors leading to rear garden. uPVC double glazed doors leading to;-

### CONSERVATORY

12' 10" x 12' 8" (3.91m x 3.86m) With pitched polycarbonate roof. uPVC double glazed windows. Contemporary central heating radiator.

### LOUNGE

13' 10" x 11' 10" (4.22m x 3.61m) Wood effect flooring, central heating radiator with thermostatic valve, smooth finish walls and ceiling, coved ceiling. TV aerial point and telephone point (subject to service providers regulations). Double glazed bi-folding doors leading to conservatory. Door to;-

### HALLWAY

Door to;-

### FAMILY BATHROOM

Contemporary fitted bathroom comprising tiled panelled Jacuzzi bath with mixer tap and hand held shower attachment. Tiled walk in shower cubicle with thermostatically controlled rainwater style shower unit and feature glass bricks. Double vanity unit with inset wash hand basin with mixer tap, low level close coupled dual flush WC., bidet with mixer tap. Chrome ladder style heated towel rail. Airing cupboard housing gas

boiler and shelving. Part tiled walls, smooth finish ceiling, coved ceiling. uPVC double glazed windows with obscure glass to side and rear.

#### RECEPTION ROOM 3/BEDROOM 4

14' 4" (into bay) x 11' 11" (4.37m x 3.63m) Wood effect flooring, central heating radiator with thermostatic valve, smooth finish walls and ceiling, coved ceiling. Southerly facing uPVC double glazed bay window with decorative stained glass inserts to front.

#### FIRST FLOOR LANDING

Smooth finish walls and ceiling, hatch to loft space. Door to;-

#### BEDROOM 1

16' 1" (into bay) x 9' 10" (4.9m x 3m) Victorian style central heating radiator with thermostatic valve, smooth finish walls and ceiling. Velux window to side. Southerly facing uPVC double glazed window to front.

#### BEDROOM 2

16' 2" (max) x 8' 5" (4.93m x 2.57m) Central heating radiator with thermostatic valve, smooth finish walls and ceiling. Eaves storage cupboard. uPVC double glazed window to rear overlooking garden.

#### BEDROOM 3

12' 8" (max) into bay x 7' 10" (3.86m x 2.39m) Central heating radiator with thermostatic valve, smooth finish walls and ceiling. Southerly facing uPVC double glazed window to front.

#### SHOWER ROOM/WC

Comprising tiled walk in shower cubicle with thermostatically controlled rainwater style shower unit and folding door, feature glass bricks, contemporary wash hand basin with mixer tap, low level close coupled push button WC. Heated towel rail. Fully tiled walls and floor, under floor heating. Eaves storage cupboard. Velux window to side.

#### OUTSIDE

##### CARRIAGE DRIVEWAY

Large paved front garden which is used as a carriage driveway and accessed by two electric wrought iron gates. Feature water fountain. Electric EV car charging point. All enclosed by brick walling. Western side leading to garage. Other side leading to;-

##### SELF CONTAINED ANNEXE

With uPVC double glazed front door leading to;-

##### LOUNGE

24' 10" x 11' 8" (7.57m x 3.56m) Central heating radiator with thermostatic valve, smooth finish walls and ceiling. Feature ceiling beam. Two Velux windows to side. Telephone point and TV aerial point (subject to service providers regulations). Two uPVC double glazed windows to side. uPVC double glazed French doors leading to garden. Wall mounted Nest Learning thermostat. Door to;-







#### INNER HALLWAY

Smooth finish walls and ceiling. uPVC double glazed window to side. Door to:-

#### KITCHEN

8' 8" x 5' 7" (2.64m x 1.7m) Range of wall and base units with laminated roll edge working surfaces over. Inset stainless steel single drainer sink unit with mixer tap, inset four burner gas hob with electric oven under and cooker hood over. Space for further appliance, wall mounted Ideal gas boiler. Part tiled walls, tiled flooring, central heating radiator with thermostatic valve. Velux window to side.

#### SHOWER ROOM/WC

Comprising tiled walk in shower cubicle with thermostatically controlled shower unit and further hand held shower attachment, pedestal wash hand basin with tiled splash back, low level close coupled push button WC. Heated towel rail. Part tiled walls, tiled flooring. Velux window to side.

#### BEDROOM

15' 6" x 12' 5" (4.72m x 3.78m) Central heating radiator with thermostat valve, smooth finish walls and ceiling. Feature ceiling beam. Two Velux windows to side. uPVC double glazed French doors leading to garden. uPVC double glazed door leading to:-

#### ENCLOSED SWIMMING POOL

Approach via chrome ladder access, there is also a rolling pool cover and storage unit, internal lighting system and large fan system with humidity control. Paved decking area surrounding the pool. The pool being enclosed by double glazed conservatory style windows and roof four pairs of vacuum sealed uPVC double glazed sliding patio doors leading onto large external decking area with floor lights and balustrade. To the rear of the swimming pool there is a boiler house with a gas fired boiler (for heating pool and controlling temperature, also pump filtration and power control system with timers and consumer unit. Lighting and pool supplies storage.

#### GARAGE

23' 10" x 12' 6" (7.26m x 3.81m) With electric door, power and lighting. Electric EV car charging point. Loft storage area. uPVC double glazed windows to side and rear. uPVC double glazed personal door leading to rear garden.

#### REAR GARDEN

125' 0" (approx) x 54' 0" (approx) (38.1m x 16.46m) Stunning mature rear garden comprising decked, paved and lawned areas with mature flower, shrub and tree borders. Timber built storage shed with attractive brick wall boundaries. External power points and tap. gate providing side access.





## Tenure

Freehold

## Council Tax Band

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## Viewing Arrangements

Strictly by appointment

## Contact Details

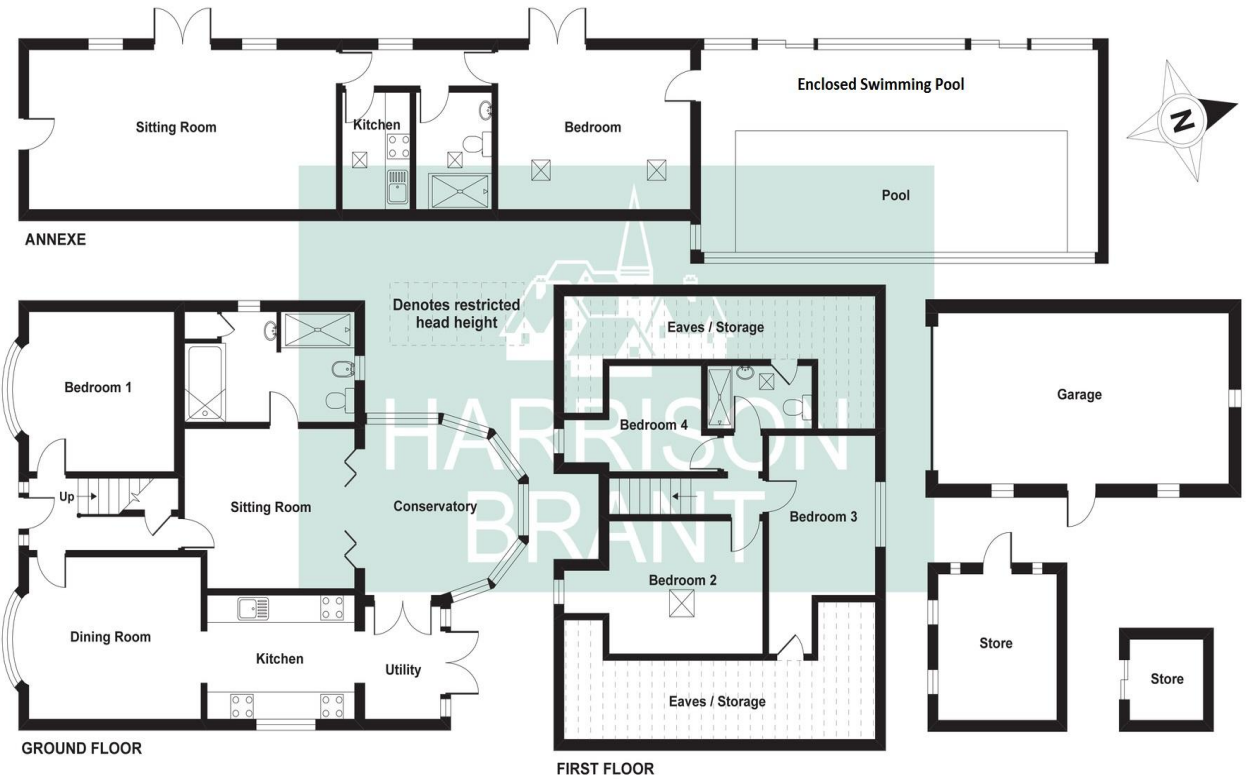
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## Upper Shoreham Road, Shoreham-by-Sea, BN43

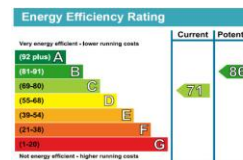
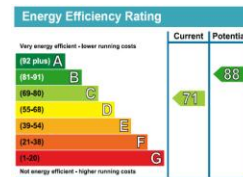
APPROX. GROSS INTERNAL FLOOR AREA 2894 SQ FT 268.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, & STORAGE & INCLUDES ANNEXE & GARAGE)



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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.

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