



## 1 Frampton Place | Shoreham-by-Sea | BN43 5SF

£675,000

Harrison Brant are delighted to offer this immaculately presented 4 bedroom detached family home with double garage located in this sought after cul-de-sac. Other features and accommodation include; spacious lounge with woodburner, contemporary fitted kitchen with quartz work surfaces and a number of integrated appliances, utility room, dining room, ground floor cloakroom, master bedroom with en-suite shower room and walk in wardrobe, contemporary fitted family bathroom/W.C, off road parking for 2 vehicles to the front and a lovely landscaped rear garden with feature swim spa hot tub. The double garage is considered to have potential for conversion to something such as an annexe, workshop or office subject to the necessary consents being obtained. Situated in a fantastic location for river/downland walks as well as easy access to the town centre and mainline railway station.

- 4 Bedrooms
- Detached Family House
- 2 Reception Rooms
- Contemporary Fitted Kitchen
- Utility Room and Cloakroom
- En-Suite to Master Bedroom
- Modern Family Bathroom/W.C
- Landscaped Rear Garden
- Double Garage
- Off Road Parking to Front



## Property Description

Hardwood effect double glazed front door with decorative stained glass inserts leading to;

### ENTRANCE HALL

Central heating radiator, wood effect flooring, smooth finish walls and ceiling, coved ceiling, wall mounted "Drayton" heating thermostat, understairs storage cupboard.

### CLOAKROOM/W.C

Low level W.C with concealed cistern, wall mounted wash hand basin with tiled splashback, central heating radiator, smooth finish ceiling, coved ceiling, solid oak door.

### LOUNGE

19' 2" x 12' 6" (5.84m x 3.81m) Central heating radiator with thermostatic valve, wood effect flooring, smooth finish walls and ceiling, coved ceiling, fireplace with inset woodburner, limestone style surround and mantle. TV Aerial point and telephone point (subject to service providers). Double glazed sash window with fitted colonial style wooden shutters to rear overlooking rear garden, further double glazed sash window with fitted colonial style wooden shutters to side. uPVC double glazed French doors with fitted colonial style wooden shutters leading to rear garden.

### KITCHEN

18' 5" x 9' 2" (5.61m x 2.79m) Contemporary fitted range of white high gloss and soft closing, wall, base and drawer units with extensive quartz working surfaces over. Inset stainless steel one and half bowl sink unit with mixer tap, inset 4 burner "Bosch" induction hob. Fitted eye level "Bosch" double oven and plate warmer. Integrated "Neff" fridge freezer and dishwasher, contemporary metro style tiled splashback, tegola flooring, smooth finish ceiling, coved ceiling, ceiling spotlights, contemporary upright central heating radiator with thermostatic valve., Double glazed sash window to side, further southerly facing double glazed sash window to front, archway leading to dining area, solid oak door to;

### UTILITY ROOM

5' 10" x 5' 5" (1.78m x 1.65m) Wall and base units with laminated working surface over. Space and plumbing for washing machine, space for further appliance. Wall mounted "Baxi" gas boiler. Tegola flooring, central heating radiator with thermostatic valve. Smooth finish ceiling, coved ceiling, wall mounted electric fusebox, door leading to outside.

### DINING ROOM

9' 8" x 9' 6" (2.95m x 2.9m) Central heating radiator with thermostatic valve, telephone point (subject to service providers regulations), smooth finish walls and ceiling, coved ceiling, Tegola flooring, southerly facing double glazed sash window with fitted colonial style wooden shutters to front, further double glazed sash window with fitted colonial style wooden shutters to side.

### FIRST FLOOR LANDING

Central heating radiator with thermostatic valve, smooth finish walls and ceiling, coved ceiling, airing cupboard housing hot water cylinder and shelves, double glazed sash window with fitted colonial style wooden shutters to side. Hatch to loft space.

### BEDROOM 1

15' 0" max x 12' 8" (4.57m x 3.86m) Central heating radiator with thermostatic valve, smooth finish walls and ceiling, coved ceiling. Double glazed sash window with fitted colonial style wooden shutters to rear overlooking rear garden, further double glazed sash window with fitted colonial style wooden shutters to side, solid oak door to;

### WALK IN WARDROBE

6' 3" x 5' 7" (1.91m x 1.7m) With hanging rail and shelves, central heating radiator with thermostatic valve, smooth finish walls and ceiling, coved ceiling, double glazed sash window with fitted colonial style wooden shutters to rear overlooking rear garden.

### EN-SUITE SHOWER ROOM

Contemporary walk in double shower with thermostatically controlled rainwater style shower unit and further shower attachment, double vanity unit with 2 wash hand basins with mixer taps, low level W.C with concealed cistern wood effect flooring, wood effect flooring, fully tiled walls, ladder style heated towel rail, double glazed sash window with frosted glass to side. Solid oak door.





#### BEDROOM 2

11' 8" x 9' 6" (3.56m x 2.9m) Central heating radiator with thermostatic valve, smooth finish walls and ceiling, coved ceiling. Built in wardrobe with hanging rail and shelf, southerly facing double glazed sash window with fitted colonial style wooden shutters to front. Solid oak door.

#### BEDROOM 3

9' 10" x 9' 6" (3m x 2.9m) Central heating radiator with thermostatic valve, smooth finish walls and ceiling, coved ceiling. Double glazed sash window with fitted colonial style wooden shutters to side. Solid oak door.

#### BEDROOM 4

10' 1" x 7' 9" (3.07m x 2.36m) Central heating radiator with thermostatic valve, smooth finish walls and ceiling, coved ceiling. Wood effect flooring, built in wardrobe with hanging rail and shelf, double glazed sash window with fitted colonial style wooden shutters to side. Solid oak door.

#### FAMILY BATHROOM/W.C

Contemporary fitted family bathroom comprising panelled bath with bath filler, thermostatically controlled shower unit and glass shower screen over. Vanity unit with inset wash hand basin with mixer tap, low level push button W.C with concealed cistern, fully tiled walls, chrome ladder style heated towel rail, smooth finish ceiling, coved ceiling, double glazed sash window with frosted glass to side. Solid oak door.

#### OUTSIDE

##### FRONT GARDEN

Block paved front garden providing off road parking for 2 vehicles. Flower and tree borders.

##### REAR GARDEN

55' max x 25' (16.76m x 7.62m) With areas laid to patio, decking and artificial grass. Feature swim spa hot tub. Feature pergola. External tap and power point. Gate providing side access. Personal door to;

#### DOUBLE GARAGE

18' 8" x 18' 1" (5.69m x 5.51m) With hardstand to front. X2 Electric metal roller doors, power and lighting. Double glazed window to rear.



## Tenure

Freehold

## Council Tax Band

F

## Viewing Arrangements

Strictly by appointment

## Contact Details

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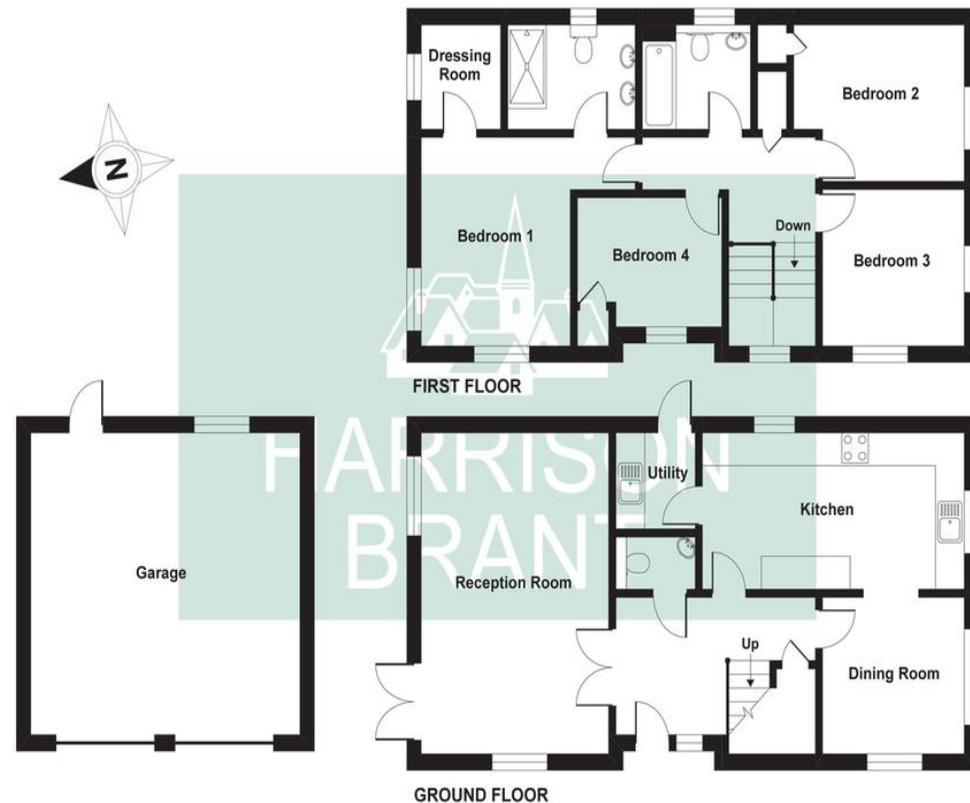
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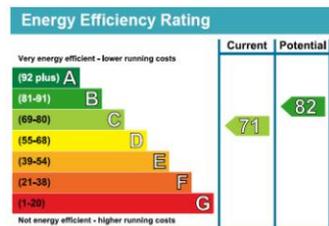

## Frampton Place, Shoreham-by-Sea, BN43

APPROX. GROSS INTERNAL FLOOR AREA 1790 SQ FT 166.3 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.

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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.

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.

