



**Hyman**  **Hill**  
Estate & Letting Agent

**£725,000**

**Freehold**

 01273 454511

## 11 Beach Green, Shoreham Beach, BN43 5YG

- Detached family home
- Four good sized bedrooms
- 20ft kitchen diner
- Ground floor bathroom & separate upstairs shower room
- Near footbridge
- South facing rear garden
- Private drive to garage
- Highly popular location





### **LARGE ENTRANCE HALL**

Double glazed front door with window to side, smooth finish walls and ceiling, coved ceiling, wall mounted "Drayton" digital heating thermostat, central heating radiator. Stairs rising to first floor, understairs storage space. Door leading to:

### **LOUNGE**

19' 10" x 11' 7" (6.05m x 3.53m) Dual aspect double glazed windows, two central heating radiators with thermostatic valves, smooth finish ceiling, coved ceiling, four wall lights, all mounted contemporary electric fire. uPVC double glazed window to front, uPVC double glazed sliding door leading to rear garden.



### **KITCHEN DINER**

20' 9" x 12' 6" (6.32m x 3.81m) DINING AREA Smooth finish coved ceiling, central heating radiator with thermostatic valve, uPVC double glazed sliding door leading to rear garden.

**KITCHEN AREA** Comprising: a range of contemporary soft closing white high gloss wall base and drawer units with extensive feature "Cimstone" working surfaces over. Inset one and half bowl sink unit with mixer tap, four burner "AEG" induction hob with matching electric cooker hood over, fitted eye level "AEG" electric oven and microwave, space for upright fridge freezer. Part tiled walls, tiled flooring, smooth finish coved ceiling. uPVC double glazed window to rear overlooking rear garden. Arch way to:



### **UTILITY ROOM**

Wall and base units with "Cimstone" working surfaces over, space and plumbing for washing machine, space for further appliances. Airing cupboard housing "Worcester" gas boiler and hot water cylinder. Central heating radiator with thermostatic valve. Tiled flooring. uPVC double glazed door to side leading to outside. uPVC double glazed French doors to rear, leading to rear garden. Door to:

### **GROUND FLOOR BATHROOM**

Comprising: panelled sunken bath with mixer tap and hand held shower attachment, separate tiled shower cubicle with thermostatically controlled shower unit and sliding door. Vanity unit with inset wash hand basin, low level close coupled dual flush WC, contemporary upright radiator, fully tiled walls and floor, central heating radiator with thermostatic valve. uPVC double glazed window to front.

### FIRST FLOOR LANDING

uPVC double glazed window to front with views towards the River Adur and Shoreham Town Centre, smooth finish coved ceiling. Central heating radiator with thermostatic valve, large uPVC double glazed window to front with views towards the River Adur and Shoreham Town Centre.

### BEDROOM 1

15' 10" x 11' 6" (4.83m x 3.51m) Southerly facing uPVC double glazed window to rear overlooking rear garden, smooth finish ceiling, coved ceiling, central heating radiator with thermostatic valve. Four built-in double wardrobes with hanging rail and shelves, southerly facing uPVC double glazed window to rear overlooking rear garden.

### BEDROOM 2

12' 8" x 9' 8" (3.86m x 2.95m) Southerly facing uPVC double glazed window to rear overlooking rear garden, smooth finish ceiling, coved ceiling, central heating radiator with thermostatic valve, built-in wardrobe with hanging rail and shelf, southerly facing uPVC double glazed window to rear overlooking rear garden.

### BEDROOM 3

12' 7" x 10' 7" (3.84m x 3.23m) Southerly facing uPVC double glazed window to rear overlooking rear garden, smooth finish ceiling, coved ceiling, central heating radiator with thermostatic valve, built-in wardrobe with hanging rail and further cupboard above. Southerly facing uPVC double glazed window to rear overlooking rear garden.

### BEDROOM 4

11' 6" x 7' 1" (3.51m x 2.16m) uPVC double glazed window to front, smooth finish coved ceiling, central heating radiator with thermostatic valve. Built-in double wardrobe with shelves.

### SHOWER ROOM

Comprising: tiled shower cubicle with thermostatically controlled shower unit and sliding door, wash hand basin with mixer tap, low level close coupled dual flush WC, ladder style heated towel rail, fully tiled walls and floor. uPVC double glazed window with frosted glass to side.











### **SOUTH REAR GARDEN**

Lovely southerly facing landscaped rear garden with paved and lawned areas. Flower and shrub borders, feature pond, timber built storage shed, enclosed by timber fencing.

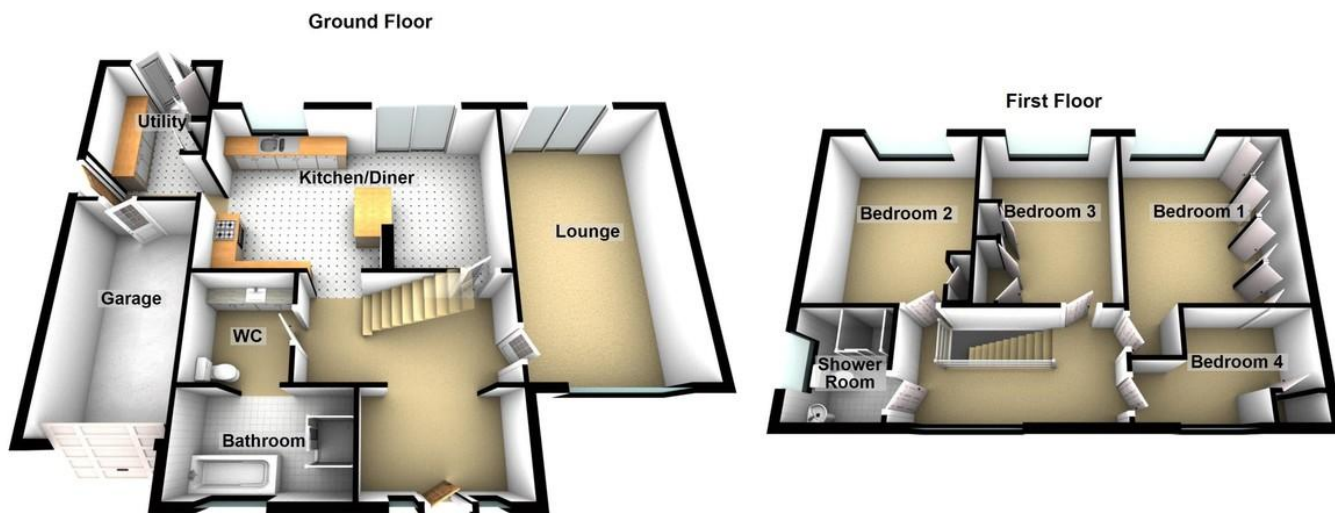
### **FRONT GARDEN**

Paved carriage driveway providing off road parking for a number of vehicles. Gates to either side of property providing access to rear garden.

### **GARAGE**

With metal roller door, wall mounted gas meter, power and lighting.





Created by Hyman Hill Estates Agents. For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

## COUNCIL TAX BAND

Tax band E

## TENURE

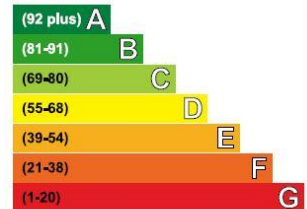
Freehold

## LOCAL AUTHORITY

Adur District Council

## Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
65	79

## OFFICE

10 Buckingham Road  
Shoreham-By-Sea  
West Sussex  
BN43 5UA

**T:** 01273 454511

**E:** [shoreham@hymanhill.co.uk](mailto:shoreham@hymanhill.co.uk)

**W:** [www.hymanhill.co.uk](http://www.hymanhill.co.uk)

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.