



## Che-Bar | 6 Adur Road | Shoreham-by-sea | BN43 5NP Guide Price £800,000

Harrison Brant are delighted to offer this IMMACULATEDLY PRESENTED 4 double bedroom family home with STUNNING LANDSCAPED REAR GARDEN and triple garage which has been converted into 3 separate areas including GARAGE, WORKSHOP and HOME OFFICE/STUDIO providing a fantastic opportunity for someone who works from home. Situated in this established location within North Shoreham, other features and accommodation include; triple aspect lounge with bi-folding doors leading to the rear garden, modern fitted kitchen, contemporary fitted ground floor shower room/W.C, refitted family bathroom/W.C, off road parking to front and a stunning rear garden with areas laid to lawn, patio and composite decking. The property is situated approximately 1 mile from Shoreham town centre and mainline railway station.

- 4 Bedrooms
- Detached Family House
- Triple Aspect Lounge
- Modern Fitted Kitchen
- Ground Floor Shower Room
- Refitted Family Bathroom
- Off Road Parking to Front
- Garage, Workshop & Studio/Office
- Stunning Landscaped Rear Garden





## Property Description

### COMPOSITE FRONT DOOR

Leading to:-

### ENTRANCE PORCH

Smooth finish walls and ceiling, hatch to loft space. uPVC double glazed window to side. Door to:-

### ENTRANCE HALL

Central heating radiator with thermostatic valve, smooth finish walls and ceiling. Large understairs storage cupboard. Cupboard housing electric fuse box and meter. Stairs giving access to first floor. Door to:-

### LOUNGE/DINING ROOM

23' 2" x 12' 7" (7.06m x 3.84m) Central heating radiator with thermostatic valve, smooth finish walls and ceiling. Contemporary gas fire, TV aerial point and telephone point (subject to service providers regulations). Westerly facing uPVC double glazed window to front. Southerly facing uPVC double glazed French doors leading to rear garden. Double glazed Bi-folding doors leading to rear garden.

### KITCHEN/BREAKFAST ROOM

22' 0" x 9' 7" (6.71m x 2.92m) Being semi open plan to the Lounge/Dining Room. Comprising a range of modern white and soft closing wall, base and drawer units with roll edge laminated working surfaces over. Inset stainless steel 1 1/2 bowl sink unit with mixer tap. Range cooker (included in sale) with stainless steel cooker hood over. space and plumbing for washing machine, space for further appliance. Integrated fridge/freezer, integrated Bosch dishwasher. Contemporary coloured glass splash back. Double cupboard housing Worcester gas boiler and hot water cylinder. Tile effect flooring, smooth finish ceiling, ceiling spotlights. uPVC double glazed window to rear overlooking rear garden. Contemporary upright central heating radiator with thermostatic valve. Composite stable door leading to rear garden.

#### BEDROOM 4/RECEPTION ROOM 2

13' 2" x 8' 11" (4.01m x 2.72m) Central heating radiator with thermostatic valve, smooth finish walls and ceiling. uPVC double glazed window to front.

#### GROUND FLOOR SHOWER ROOM/WC

Comprising shower cubicle with sliding door and thermostatically controlled rainwater style shower unit and further hand held shower attachment, vanity unit with inset wash hand basin with mixer tap, low level close coupled push button WC. Heated towel rail, wood effect flooring, smooth finish ceiling, ceiling spotlights. uPVC double glazed window with frosted glass to front.

#### FIRST FLOOR LANDING

Smooth finish walls and ceiling. Built in airing cupboard with shelving. uPVC double glazed window to front.

#### BEDROOM 1

19' 10" x 12' 7" (6.05m x 3.84m) Two central heating radiators with thermostatic valves. Smooth finish walls and ceiling. Two built in double floor to ceiling wardrobes with sliding doors housing hanging rail and shelves. Fitted dressing table with drawers. Bedside tables (included in sale) Westerly facing uPVC double glazed window to front. Further uPVC double glazed window to rear overlooking rear garden.

#### BEDROOM 2

14' 10" (to wardrobe front) x 8' 11" (4.52m x 2.72m) Contemporary upright central heating radiator with thermostatic valve, smooth finish walls and ceiling. Hatch to loft space. Range of built in wardrobes with hanging rail and shelves. Fitted dressing table and drawers. Bedside tables (included in sale) uPVC double glazed window to rear overlooking rear garden.

#### BEDROOM 3

12' 0" x 7' 9" (3.66m x 2.36m) Central heating radiator with thermostatic valve, smooth finish walls and ceiling. uPVC double glazed window to rear overlooking rear garden.

#### FAMILY BATHROOM/WC

Comprising tiled panelled bath with mixer tap and electric Mira shower unit over, folding shower screen. Contemporary wash hand basin with mixer tap, low level close coupled push button WC. Chrome ladder style heated towel rail, fully tiled walls, wood effect flooring, smooth finish ceiling, ceiling spotlights. uPVC double glazed window with frosted glass to front.





## OUTSIDE

### FRONT GARDEN

Open plan lawned front garden with flower and shrub borders. Paved private driveway leading to garage.

### GARAGE

15' 6" x 10' 0" (4.72m x 3.05m) With electric roller door, power and lighting.

### WORKSHOP

12' 7" x 9' 11" (3.84m x 3.02m) With power and lighting.

### STUDIO/OFFICE

21' 3" x 9' 8" (6.48m x 2.95m) Range of base units with work surfaces over, inset stainless steel 1 1/2 bowl sink unit. Smooth finish walls and ceiling, wood effect flooring. Skylight window. Two double glazed windows to side.

## REAR GARDEN

79' 0" (max) x 62' 0" (max) (24.08m x 18.9m) Beautifully landscaped rear garden comprising areas laid to paved patio, lawn and composite decking, A range of mature flower, shrub and tree borders. Timber built storage shed, summerhouse, external tap. Double gates to front. Further gate to other side providing side access.





## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

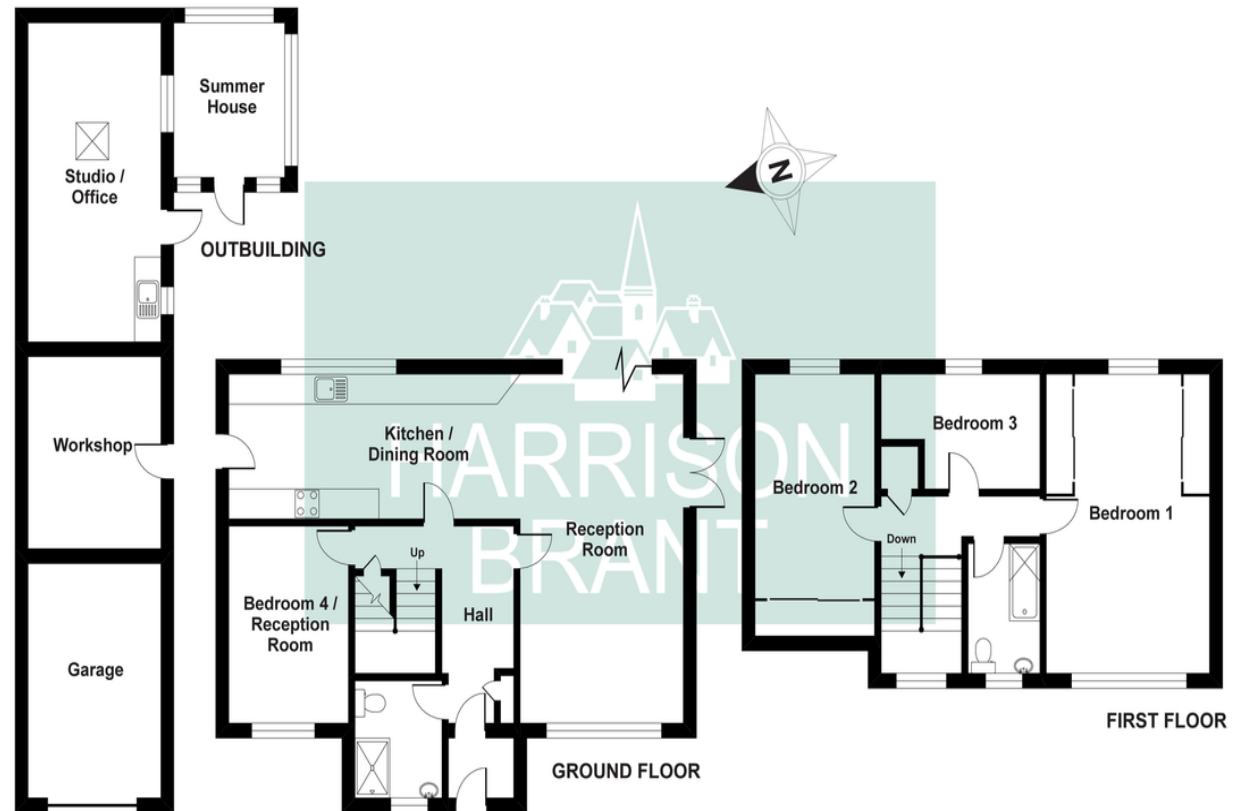
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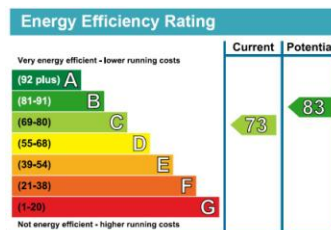
## Che Bar, Adur Road, Shoreham-by-Sea, BN43

APPROX. GROSS INTERNAL FLOOR AREA 1708 SQ FT 158.7 SQ METRES (INCLUDES GARAGE / EXCLUDES OUTBUILDING)



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.

