



[oakleyproperty.com](https://www.oakleyproperty.com)

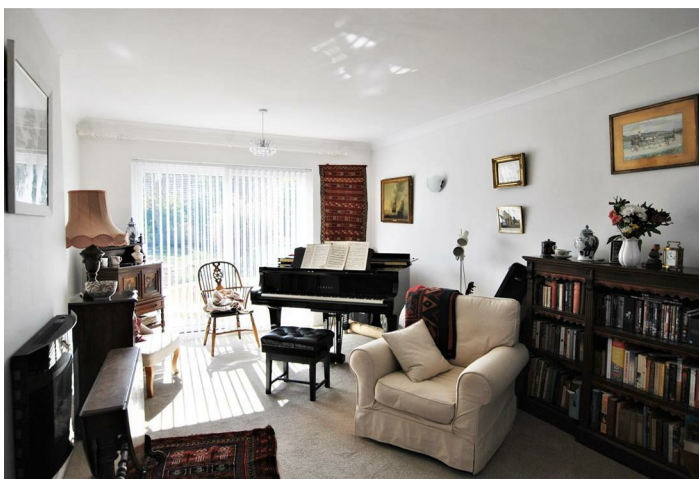


Oakley

Your Sussex Property Expert



Beach Green, Shoreham-By-Sea, BN43 5YG



Offers Over £750,000



- Detached 4 Bed Home
- Close to Footbridge
- Southerly Garden
- Ground Floor Bathroom
- Kitchen Breakfast Room

- Integral Garage
- Off Street Parking
- Sought After Location
- Good Order Throughout



The Property

This Spacious 4 bedroom detached home is a must see. The property benefits from a lounge with double doors giving access to the very well presented South facing rear garden, a 20 ft kitchen diner, separate utility room and ground floor bathroom & W.C. The First floor has 4 bedrooms, a shower room and a lovely bright landing with a large window allowing natural light. The property also offers off street parking for several cars and an integral garage.

The Location

Beach Green is located on Shoreham beach being within easy walking distance of the beach itself. The footbridge over the River Adur to the High Street is a short walk away giving access to the town centre shops bars and restaurants as well as the library and doctors surgery. Shoreham mainline railway station is located 0.6 miles away giving direct access to London Victoria & Gatwick Airport.

uPVC double glazed front door leading to:

SPACIOUS ENTRANCE HALL

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:

DUAL ASPECT LOUNGE

19'10" x 11'6" (6.05m x 3.53m)

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

20'8" x 12'5" (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 AREA

9'1" x 7'6" (2.77m x 2.29m)

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/W.C

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

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 Center.

BEDROOM 1

15'10" x 11'6" into wardrobe (4.83m x 3.51m into wardrobe) 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

12'7" x 9'8" (3.86m x 2.95m)

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)

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)

Smooth finish coved ceiling, central heating radiator with thermostatic valve. Built-in double wardrobe with shelves. uPVC double glazed window to front.

SHOWER ROOM WC

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.

OUTSIDE

GARAGE

15'6" x 8'2" (4.72m x 2.49m)

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

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.

REAR GARDEN

49'11" x 43'0" (15.24m x 13.11m)

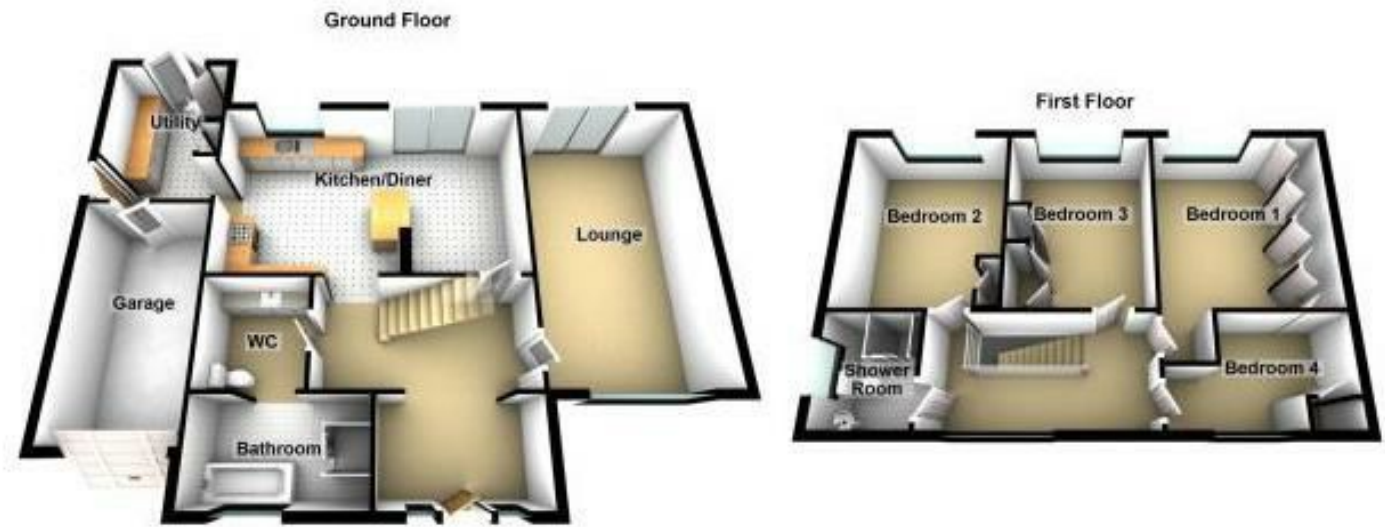
Lovely southerly facing landscaped rear garden with paved and lawned areas. Flower and shrub borders, feature pond, timber built storage shed, enclosed by timber fencing.

Agents Notes

Tenure Freehold
Lease Term
Years Remaining
Ground Rent
Service Charge
Council Tax Band



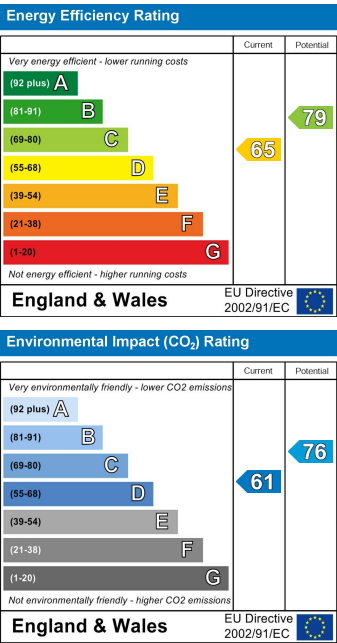
Floor Plan



Location Map



Energy Performance Certificate



Brighton & Hove City Office
Residential Sales & New Homes
T 01273 688881
E brighton@oakleyproperty.com

Shoreham-by-Sea Office
Residential Sales, Lettings & New Homes
T 01273 661577
E shoreham@oakleyproperty.com

Lewes Town & Country Office
Residential Sales, Lettings and New Homes
T 01273 487444
E lewes@oakleyproperty.com

The London Office
Residential Sales
T 020 839 0888
E enquiries@tlo.co.uk

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to the properties are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The total floor area shown has been taken from the EPC.