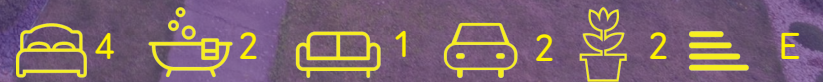
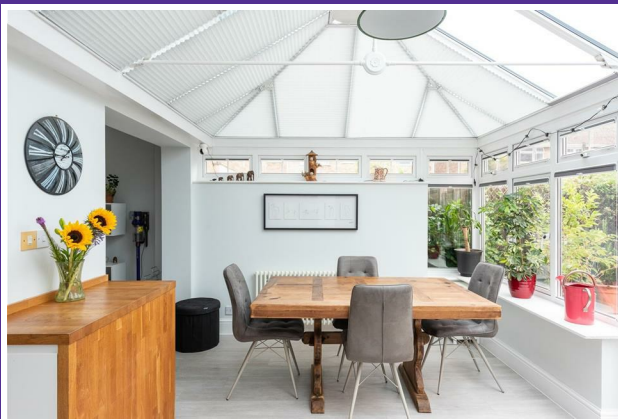




A beautiful Shoreham family home, BN43 5WJ
Offers Over £550,000



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



- 4 Bedroom Extended Family Home
- Open Kitchen Diner Living Area
- Garage in Compound
- Swiss Gardens Primary Catchment
- Private Garden With Rear Access Gate
- Master Bedroom Suite
- Further South Facing Lounge
- Private Off Street Parking
- Short Walk to Mainline Station
- Video tour attached

Tel: 01273 661577

The Property

Oakley Property are delighted to offer this extended 4 bedroom semi detached mock Georgian style family home. The property has been extended to the rear to create a large open plan modern kitchen dining living space leading out to the rear garden. The property has also been extended in to the loft to create a fantastic master suite with dressing area with fitted wardrobes and a large en-suite bathroom. There is private off street parking with electric charging point to the front and a garage in the rear garage compound.

The Location

Conveniently located under half a mile away from Shoreham mainline railway station giving direct access to London Victoria and within the catchment of Swiss Garden Primary School as well as other local primary schools. This property is a short walk from Shoreham Town Centre with its local amenities as well as the shops cafes and bars. Access to the River is one road away giving access to the South Downs where you can enjoy long walks or bike rides as well as paddle boarding or kayaking on the river itself.

Double Glazed Door leading to

Entrance Hall

Wood effect flooring, radiator. Stairs giving access to the first floor. Door leading to

Lounge

16'0" x 13'3" (4.88m x 4.04m)

Wood effect flooring. Radiator. Fireplace with inset wood burner and tiled hearth. TV & telephone points. Large South facing Regency style bay window to front.

Kitchen / Dining area

17'11" x 11'4" (5.46m x 3.45m)

Comprising a range of modern base and eye level units incorporating cupboards and drawers. Solid wood work surfaces with inset Butler sink with mixer tap. Four ring gas hob with electric oven under. Further fitted combination oven/microwave. Integrated dishwasher and washing machine, space for American style fridge freezer. Feature kitchen island unit with fitted storage cupboards and solid wood worktop. Under stairs cupboard housing electric fuse board and meters with handy storage space. Two large openings through to

Conservatory Extension

15'11" x 10'8" (4.85m x 3.25m)

A fantastic space linking seamlessly to the kitchen diner with a large pitched glass roof, wood effect flooring 2 radiators, UPVC double glazed windows and French doors leading to the rear garden.





First Floor Landing

Stairs giving access to the 2nd floor

Bedroom 2

13'7" (into bay) x 11'6" (4.14m (into bay) x 3.51m)

Large South facing UPVC double glazed Regency Style window. Radiator.

Bedroom 3

11'6" x 10'5" (3.51m x 3.18m)

UPVC double glazed window overlooking the rear garden. Radiator.

Bedroom 4

9'3" x 6'3" (2.82m x 1.91m)

South aspect UPVC double glazed window to front. Built in wardrobe with hanging space and shelving. Radiator.

Family Bathroom

Comprising panelled bath with mixer tap and shower attachment. Wall mounted vanity unit with inset basin mixer taps and cupboard below. Low level push button WC with hidden cistern. Modern metro style tiled splashback. Tiled flooring. Heated towel rail. Frosted UPVC double glazed window to rear.

2nd floor landing

Large storage or office space with fitted cupboards and shelving. Large eaves storage cupboard to front. Ceiling spot lights and South facing Velux window allowing natural light.

Master Bedroom Suite

16'2" x 9'9" (4.93m x 2.97m)

Recessed dressing area with fitted wardrobes with hanging space and storage. Ceiling spot

lights. Radiator. Two UPVC double glazed windows overlooking the rear garden. Doorway through to

En-Suite Shower Room

Comprising recessed fully tiled shower cubicle with fitted thermostatic shower with further handheld shower attachment. Wall mounted vanity unit with inset wash hand basin, mixer tap and storage cupboard below. Low level push button flush W.C. with hidden cistern. Modern metro style tiled splashbacks. Heated towel rail. Tile effect flooring, ceiling spot lights, Velux window and access to eaves storage cupboard.

Outside

Front Garden

Open Plan Front Garden with brick paved area providing private off street parking with wall mounted electric car charging point. Lawned area with flower and shrub borders.

Rear Garden

20'0" x 15'0" (6.10m x 4.57m.0.00m)

Timber fence enclosed paved rear garden with newly installed timber deck to one side. Gate giving side access. Rear gate leading to garage compound.

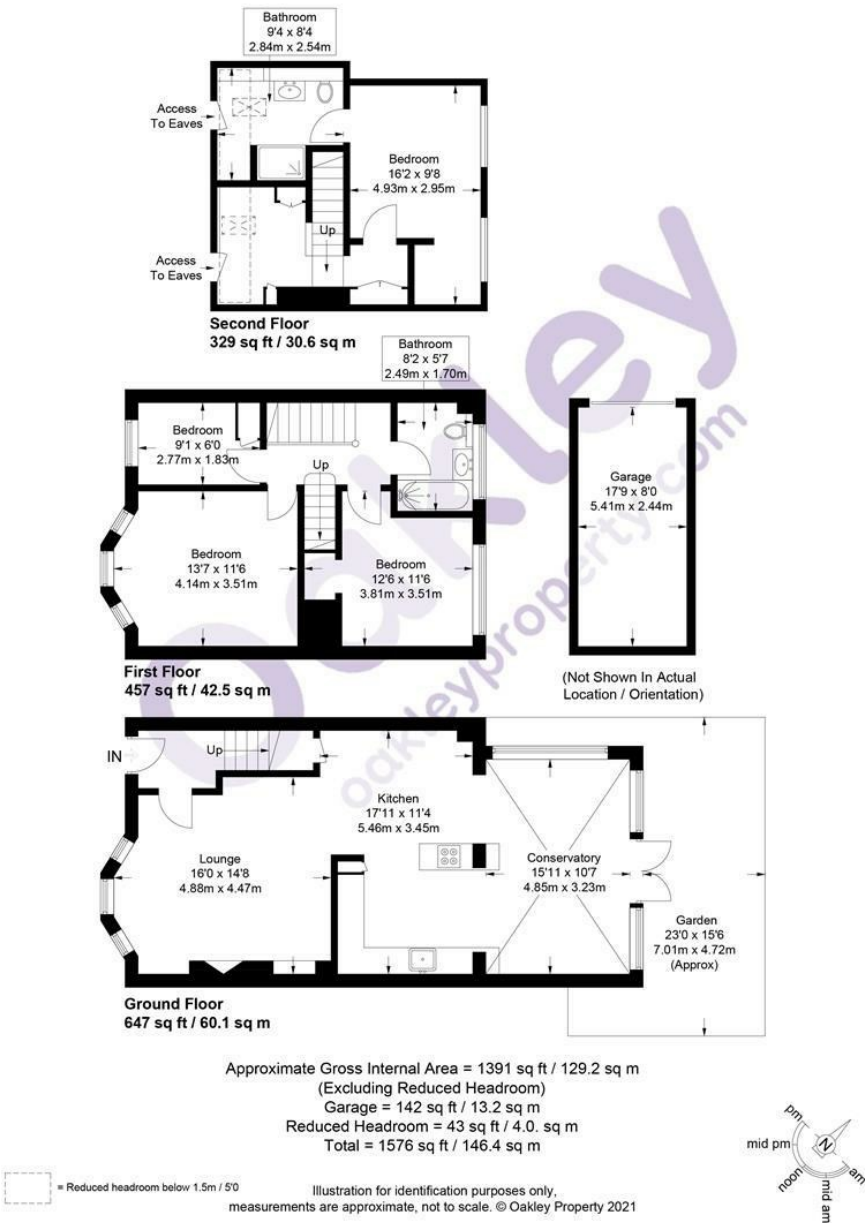
Garage

17'9" x 8'0" (5.41m x 2.44m)

Accessed via Greenacres leading to garage compound. The garage is the 5th garage on the south side of the compound with flat roof and up and over door.



Floor Plan





Agents Notes

Tenure - Freehold
Council Tax Band - E

Location Map



Energy Performance Certificate

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		78			
	54				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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