



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

181 Old Fort Road, Shoreham Beach, West Sussex, BN43 5HL

- Premier location
- Four first floor bedrooms
- Three reception rooms
- En suite to master bedroom
- South facing balcony
- Double garage
- Access to Old Fort
- Excellent condition throughout

£799,950 Freehold

 01273 454511



## INTRODUCTION

Hyman Hill are delighted to offer for sale this deceptively spacious and immaculately presented, four bedroom detached house situated in a quiet cul-de-sac location in a highly sought after location with easy access to the beach. The property offers versatile accommodation which features three reception rooms, contemporary fitted kitchen with Quartz work surfaces and integrated appliances, utility room and ground floor WC. To the first floor there is a contemporary family bathroom and four bedrooms with the master benefiting from a contemporary en-suite shower room and access to a lovely south facing balcony. Externally, there is a delightful rear garden and double garage. Internal viewing comes as highly recommended to fully appreciate this property and all its features.

## LARGE ENTRANCE PORCH

Fully enclosed via double glazed triple aspect windows, further double glazed door leading to:

## SPACIOUS ENTRANCE HALL

Good sized under stairs storage cupboard, radiator, feature Karndean flooring, stairs rising to first floor, doors to:

## LOUNGE

21' 8" x 12' 4" (6.4m x 3.76m) Double glazed sliding doors to front, Karndean flooring, inset contemporary fire, two double radiators, coved ceiling, opening to:

## DINING ROOM

12' 8" x 9' 3" (3.86m x 2.82m) Double glazed window to rear, radiator, Karndean flooring, coved ceiling, door leading to:

## SITTING ROOM

15' 6" x 9' 5" (4.72m x 2.87m) Double glazed French doors with matching side lights to rear overlooking and leading to rear garden, radiator, Karndean flooring.

## KITCHEN

11' 2" x 11' 0" (3.4m x 3.35m) Contemporary matching range of white high gloss handle free, floor drawer and wall mounted units with under unit illumination and contrasting feature Quartz work tops with matching upstands incorporating; inset Franke Kobus sink unit, inset four ring induction hob with concealed extractor over, wall mounted oven and microwave oven, integral dishwasher, integral waste bin, integral fridge freezer, matching breakfast bar, feature coloured glass splash backs, Karndean flooring, inset ceiling spot lighting, double glazed window to front, doorway to:

### UTILITY ROOM

Double glazed window to side, space and plumbing for washing machine, wall mounted storage shelves, double glazed door to rear garden and door leading to:

### GROUND FLOOR CLOAKROOM

Double glazed frosted window to rear, low level WC, vanity wash hand basin, part tiled walls, inset ceiling spot lighting, radiator.

### LANDING

Coved ceiling, fitted cupboard, doors to:

### BEDROOM 1

16' 8" x 11' 6" (5.08m x 3.51m) Double glazed sliding doors leading out onto south facing balcony offering delightful sea views, double glazed window to side, radiator, fitted wardrobes, hatch to loft void, door leading to:

### ENSUITE SHOWER ROOM

Modern fitted white suite with chrome fittings incorporating; shower cubicle housing wall mounted thermostatic controls and shower head, vanity wash hand basin with mixer tap and storage cupboards below, low level WC with concealed cistern, storage cupboard, heated towel rail, double glazed frosted window to rear.

### BEDROOM 2

12' 1" x 10' 4" (3.68m x 3.15m) Double glazed window to front offering stunning sea views, radiator, fitted wardrobes.

### BEDROOM 3

20' x 8' 8" (6.1m x 2.64m) Double glazed window to rear offering views towards the harbour, double radiator, coved ceiling.

### BEDROOM 4

9' x 6' 1" (2.74m x 1.85m) Double glazed to rear offering views to the harbour, radiator, coved ceiling.







### **REFITTED BATHROOM**

Modern fitted white suite with chrome fittings incorporating; 'L' shaped panelled shower/bath with glass screen and wall mounted thermostatic controls and shower head, vanity wash hand basin with mixer tap and storage cupboard under, low level WC with concealed cistern, heated towel rail, majority tiled walls, inset ceiling spot lighting, double glazed frosted window to rear.

### **REAR GARDEN**

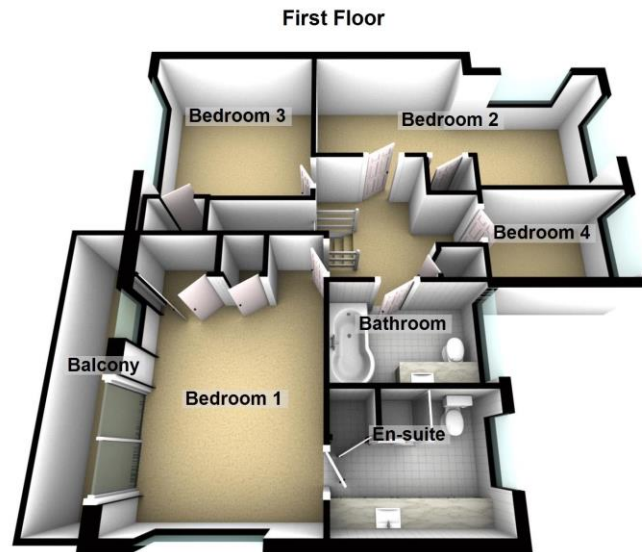
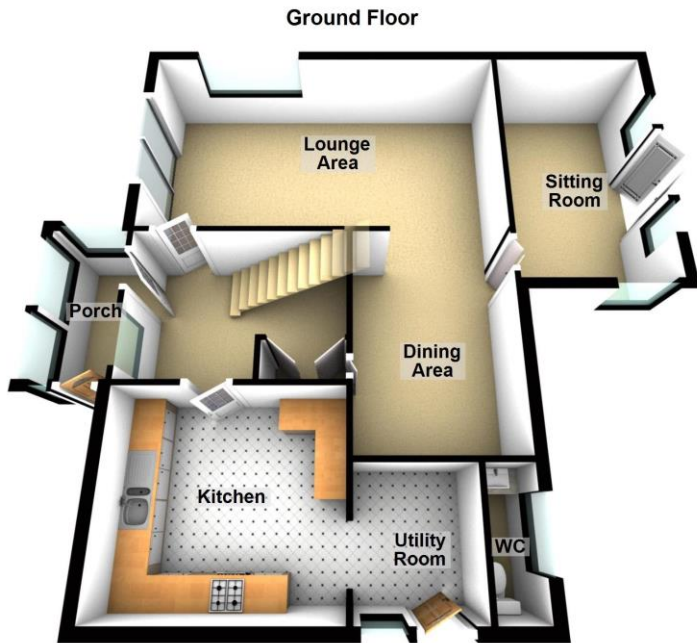
Decked area with up lighters leading from rear of property with the remainder laid to low maintenance paving boasting well stocked raised flower borders. Rear access to the garage and Old Fort, gate to a private paved courtyard garden.

### **DOUBLE GARAGE**

Double garage with up and over door access via Forthaven.

### **FRONT GARDEN**

Laid lawn with flower and shrub borders and path leading to front entrance.



For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

**COUNCIL TAX BAND**

Tax band F

**TENURE**

Freehold

**LOCAL AUTHORITY**

Adur District Council

**OFFICE**

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

**T:** 01273 454511

**E:** shoreham@hymanhill.co.uk

**W:** 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.**