



Hamfield Avenue | Shoreham by Sea | BN43 5TY  
Offers Over **£1,100,000**





We are delighted to offer for sale this completely unique opportunity to acquire this impressive four bedroom, two reception room detached house situated set back from the road.

# A home of style & sophistication







Property details: Hamfield Avenue | Shoreham by Sea | BN43 5TY

# Key Features

- Beautifully Mature Sun Trap Rear Garden
- Ensuite Shower Room To Master Bedroom
- Integral Garage With Scope To Convert (Stnpc)
- Two Reception Rooms
- Off Road Parking for Three Plus Vehicles
- Double Aspect Kitchen Dining Room
- Good School Catchment Area
- Ground Floor Cloakroom
- Utility Room
- Inspection Is A Must



**4 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**



## Central Shoreham Location

### INTERNAL

EXPOSED STORM PORCH Front door through to: -

SPACIOUS ENTRANCE HALL Comprising oak wood flooring, radiator, understairs storage cupboard, sunken spotlights, wall mounted heating control panel, cupboard with hanging rail and shelving.

INTERNAL HALLWAY Comprising tiled flooring, cupboard with shelving.

GROUND FLOOR CLOAKROOM East aspect. Comprising obscure glass double glazed window, low flush wc, hand wash basin, tiled flooring, sunken spotlights, coving.

TRIPLE ASPECT SPACIOUS LOUNGE South, East and West aspect. Comprising three double glazed windows, radiator, oak wood flooring, sunken spotlights, fireplace having an inset dual fuel burner with granite hearth and oak mantelpiece, coving.

SEPARATE DINING ROOM North aspect. Comprising double glazed windows and double glazed doors leading out onto rear garden, oak wood flooring, coving, radiator with attractive wood surround.

DOUBLE ASPECT KITCHEN/DINER North and East aspect. Comprising two double glazed windows, double glazed door leading out onto rear garden, laminate work surfaces with cupboards below, matching eye level cupboards, part tiled splashbacks, inset four ring gas hob with oven below having an extractor fan over, inset stainless steel one and a half bowl single drainer sink unit with mixer tap, breakfast bar with seating for two, radiator with attractive wood surround, coving, matching integrated dishwasher, matching integrated fridge. Door to:-

SEPARATE UTILITY ROOM East aspect. Comprising double glazed window, roll edge laminate work surface with cupboards below, eye level cupboard, inset single drainer sink unit with mixer tap, provision for washing machine and dryer, space for fridge/freezer, coving, radiator.

FIRST FLOOR SPACIOUS LANDING Comprising loft hatch access, radiator, airing cupboard with slatted shelving housing factory lagged hot water tank.

ENSUITE BEDROOM ONE West aspect. Comprising double glazed window with fitted blinds, radiator, laminate flooring, fitted range of matching wardrobes with hanging rail and shelving, door to:-

ENSUITE SHOWER ROOM North aspect. Comprising double glazed velux window, contemporary circular hand wash basin with vanity unit below, eaves storage cupboard, wall mounted heated towel rail, walk in shower with integrated shower and shower attachment being fully tiled. Sunken spotlights, bamboo flooring.

### INTERNAL Continued...

DOUBLE ASPECT BEDROOM TWO South and North aspect. Comprising two double glazed windows, radiator.

BEDROOM THREE North aspect. Comprising double glazed window, radiator.

BEDROOM FOUR North aspect. Comprising double glazed window, radiator, laminate work surface with cupboard below, built in desk, loft hatch access.

FAMILY BATHROOM East aspect. Comprising obscure glass double glazed window, panel enclosed bath having an integrated shower, hand wash basin with vanity unit below, low flush wc, wall mounted heated towel rail, bamboo flooring, sunken spotlights, extractor fan.

### EXTERNAL

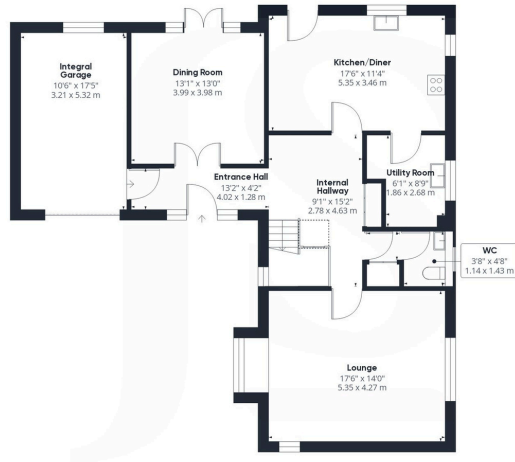
FRONT GARDEN Large tarmacked driveway affording off road parking for three vehicles leading onto tiled area having various mature shrub, tree and plant borders, timber built double field gate, two gates giving access to either side of the property.

GOOD SIZE BEAUTIFUL MATURE SUN TRAP REAR GARDEN Large block paved area leading onto large lawned area having various mature shrub, tree and plant borders, sunken pond, timber built shed, greenhouse, raised decked area, two garden rooms.

INTEGRAL GARAGE Benefitting from up and over door, having power and lighting, double glazed window, scope to extend (stnpc).

### LOCATION

Conveniently situated within minutes of Shoreham mainline railway station and the Town Centre with its comprehensive shopping facilities, health centre and library which are all just a short walk away. There is a footbridge at the end of East Street over the River Adur to Shoreham Beach, and pleasant walks and rides nearby over the South Down or up the Adur Valley.



## Property Details:

Floor area (as quoted by EPC: TBC sqft)

Tenure: Freehold

Council tax band: G

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.