



34 Mill Hill | | Shoreham-By-Sea | BN43 5TH





## 34 Mill Hill | | Shoreham-By-Sea | BN43 5TH

£950,000

\*\*\* £950,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS DETACHED FAMILY HOME IN MILL HILL. THE PROPERTY BENEFITS FROM STORM PORCH, ENTRANCE HALL, FOUR DOUBLE BEDROOMS, GROUND FLOOR BEDROOM 5/OFFICE, 21' WEST FACING LOUNGE, CONSERVATORY ROOM, 17' KITCHEN/BREAKFAST ROOM, UTILITY/STORAGE ROOM, UTILITY ROOM/SHOWER ROOM, FAMILY BATHROOM, LOFT BEDROOM 6, FRONT GARDEN, PRIVATE DRIVEWAY AND EAST FACING LAWNED REAR GARDEN. Uniquely situated, Mill Hill is a semi-rural no-through lane, leading directly into the South Downs National Park less than 100m from the property, whilst being only a short walk from Shoreham Station and direct commuter trains to London Bridge and London Victoria. The property has uninterrupted views from all the bedrooms of the sea and the South Downs, with fine westerly views across to Lancing College and the Isle of Wight, and Brighton and Rottingdean to the East. Shoreham Town Centre is approximately a mile away, with comprehensive shopping and dining facilities in and around the High Street, and a monthly farmers' market in the attractive pedestrian area around the picturesque church. The Holmbush shopping centre, with Tesco, Marks & Spencer and Next superstores, is nearby. The property falls within the catchment area of Shoreham Academy, rated Outstanding in its most recent Ofsted report. Lancing College, Brighton College, Hurstpierpoint College and Roedean School are all within range.

- STORM PARCH + ENTRANCE HALL
- 21' WEST FACING LOUNGE + CONSERVATORY ROOM
- 17' KITCHEN/BREAKFAST ROOM
- GROUND FLOOR BEDROOM 5/OFFICE
- FOUR DOUBLE BEDROOMS
- LOFT BEDROOM 6
- FAMILY BATHROOM
- FRONT GARDEN
- EAST FACING LAWNED REAR GARDEN
- PRIVATE DRIVEWAY

## STORM PORCH

With uPVC double glazed window to side, built in double cupboard with hanging rail and shelf, solid wood front door leading to;

## ENTRANCE HALL

Original exposed natural timber floors, smooth finish walls and ceiling, coved ceiling, central heating radiator with thermostatic valve, stairs rising to first floor, door to:

## LOUNGE

21'10" x 13'7" (6.65m x 4.14m)

Original exposed natural timber floors, 2 central heating radiators with thermostatic valves, smooth finish walls and ceiling, coved ceiling, fireplace with inset coal effect gas fire, limestone style surround and hearth, double glazed bay window to front, double glazed sliding door leading to:

## CONSERVATORY

13'5" x 11'11" (4.09m x 3.63m)

Being part brick built and with a pitched polycarbonate roof, uPVC double glazed windows to both sides and rear, 2 sets of UPVC double glazed French doors leading to rear garden.

## KITCHEN/BREAKFAST ROOM

17'0" x 9'4" (5.18m x 2.84m)

Comprising a range of modern fitted wall base and drawer units with roll edged laminated working surfaces over, inset stainless steel one and half bowl sink unit with mixer tap, 5 burner "Neff" gas hob with brushed stainless steel chimney style extractor over, fitted eye level "Neff" electric oven and grill, space for upright fridge/freezer, integrated "Zanussi" dishwasher, part tiled walls, wood laminate flooring, smooth finish ceiling, central heating radiator with thermostatic valve, space for table and chairs, 2 double glazed windows to rear overlooking rear garden, door leading to:

## UTILITY AREA/STORAGE AREA

18'2" x 3'11" (5.54m x 1.19m)

Wood laminate flooring, built in shelved storage cupboard, door giving access to bedroom 5/office, double glazed door to front leading to outside, door giving access to rear garden, door to:

## SHOWER ROOM/UTILITY ROOM

Comprising tiled shower cubicle with electric "Triton" shower

unit, pedestal wash hand basin with mixer tap, low level close coupled push button W.C, space and plumbing for washing machine, space for further appliance, part tiled walls, tiled flooring, double glazed window to rear.

## BEDROOM 5/OFFICE

16'6" x 7'11" (5.03m x 2.41m)

Wood laminate flooring, smooth finish walls and ceiling, central heating radiator with thermostatic valve, under stairs storage cupboard with louvred doors, double glazed windows to side and front.

## FIRST FLOOR LANDING

Wall mounted "Honeywell" heating thermostat, central heating radiator with thermostatic valve, smooth finish walls and ceiling, coved ceiling, airing cupboard housing hot water cylinder with slatted shelves over, hatch to loft space, large double glazed window to front offering panoramic views over the South Downs and towards the sea.

## BEDROOM 1

13'8" x 10'2" (4.17m x 3.10m)

Central heating radiator with thermostatic valve, smooth finish walls and ceiling, coved ceiling, built in double wardrobe with hanging rail and shelves, large westerly facing double glazed window to front offering panoramic views over the South Downs and towards the sea.

## BEDROOM 2

11'10" x 9'4" (3.61m x 2.84m)

Central heating radiator with thermostatic valve, smooth finish walls and ceiling, built in double wardrobe with hanging rail and shelves, double glazed window to rear overlooking rear garden and offering panoramic views over the South Downs and towards the sea.

## BEDROOM 3

10'1" x 8' (3.07m x 2.44m)

Central heating radiator with thermostatic valve, smooth finish walls and ceiling, built in wardrobe with hanging rail and shelf, double glazed window to front offering panoramic views over the South Downs and towards the sea.

## BEDROOM 4

9'5" x 8' (2.87m x 2.44m)

Central heating radiator with thermostatic valve, smooth finish

walls and ceiling, built in wardrobe with hanging rail and shelf, double glazed window to rear overlooking rear garden and offering panoramic views over the South Downs and towards the sea.

## FAMILY BATHROOM/WC

Modern white suite comprising tile panelled bath with central mixer tap and electric "Mira" shower unit over, pedestal wash hand basin, low level close coupled W.C, underfloor heating, part tiled walls, tiled flooring, double glazed window to rear.

## FRONT GARDEN

Paved private driveway providing off road parking for a number of vehicles. Rest mainly laid to lawn with flower and shrub borders.

## REAR GARDEN

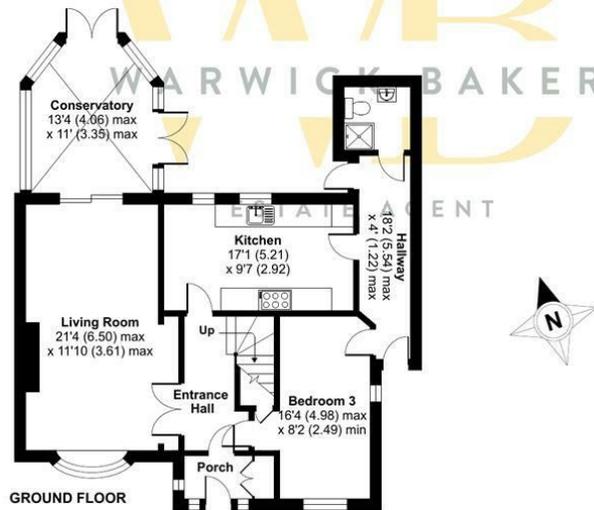
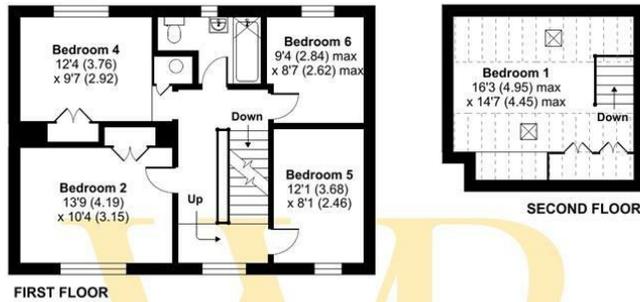
Large level garden having an easterly aspect, mainly laid to lawn. Well established copper beech hedge and trees.



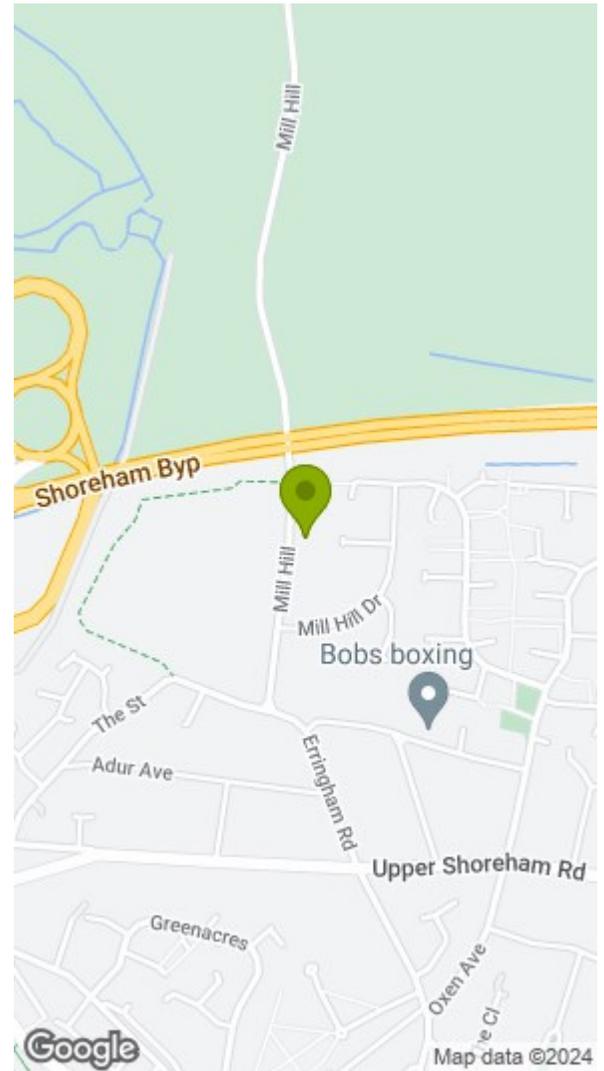
## Mill Hill, Shoreham-by-Sea, BN4

Approximate Area = 1778 sq ft / 165.1 sq m  
 Limited Use Area(s) = 162 sq ft / 15 sq m  
 Total = 1940 sq ft / 180.2 sq m  
 For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © richwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1134960



### Disclaimer

- \* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- \* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- \* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(54-68) D		(54-68) 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC