Cedar Lodge, 3A Mill Hill | | Shoreham-By-Sea | BN43 5TG

WARWICK BAKER
ESTATE AGENT

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£950,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS FIVE BEDROOM DETACHED HOUSE, LOCATED IN THE MOST PRESTIGIOUS ROADS IN NORTH SHOREHAM.

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.

- ' L ' SHAPED ENTRANCE HALL
- FIVE DOUBLE BEDROOMS
- 15' LOUNGE + 25' DINING ROOM
- 17' KITCHEN/BREAKFAST ROOM + SEPARATE UTILITY ROOM
- GROUND FLOOR CLOAKROOM + 14' OFFICE ROOM
- FAMILY BATHROOM
- PRIVATE DRIVEWAY
- 18' GARAGE + STORAGE ROOM
- 65' WEST FACING REAR GARDEN
- NO UPWARD CHAIN

Part frosted glazed door leading to:

ENTRANCE HALL
17'2" x 15'2" (5.25 x 4.64)
Being ' L ' shaped, two frosted glazed windows to the front, single panel radiator, built in double doored storage cupboard with hanging and shelving space.

Door off entrance hall to:

CLOAKROOM
Comprising low level wc, pedestal wash hand basin with contemporary style mixer tap, frosted glazed window, vinyl flooring.

Twin part frosted glazed doors off entrance hall to:

DINING ROOM
25'3" x 13'7" (7.70 x 4.15)
Two sets of sliding double glazed patio doors to the rear having a westerly aspect, single panel radiator.

Opening off dining room to:

LOUNGE
15'0" x 12'11" (4.58 x 3.94)
Double glazed windows to the front having an easterly aspect, feature stone and wood display shelving, feature coal gas effect fire, part wood panelling, double panelled radiator.

Twin sliding frosted glazed doors off dining room to:

KITCHEN/BREAKFAST ROOM
17'6" x 10'11" (5.34 x 3.34)
Comprising stainless steel sink unit with mixer tap inset into worktop with wood beading, space for cooker to the side, range of drawers and cupboards under, space for fridge and freezer to the side, space for slimline dishwasher to the side, display shelving and wine rack to the side, tiled splash back, complemented by matching wall units over with downlighting, adjacent matching worktop, range of drawers and cupboards under, complemented by matching wall unit over, two leaded glazed display cabinets to the side, display shelving to the side, vinyl flooring, single panel radiator, having a triple aspect double glazed windows to the side, double glazed windows to the rear having a westerly aspect, double glazed window and sliding double glazed patio door to the side having a favoured southerly aspect, frosted glazed door giving access to the entrance hall.

Door off ding room to:

OFFICE ROOM
14'2" x 10'11" (4.34 x 3.33)
Double glazed windows to the rear having a westerly aspect, double panelled radiator, spotlight.

Door off entrance hall to:

UTILITY ROOM
7'1" x 5'1" (2.18 x 1.56)
Comprising butler sink with hot and cold taps, double louvered storage cupboard under, worktop to the side with space and plumbing for washing machine under, tiled splash back, door giving access to storage cupboard with shelving, wall mounted ' WORCESTER ' gas fired combination boiler, tiled flooring, frosted glazed window.

Door off entrance hall to:

BEDROOM 5
10'11" x 9'10" (3.33 x 3.00)
Double glazed windows to the front having an easterly aspect, single panel radiator.

Turning staircase with banister and separate handrail to:

LANDING
Double glazed windows to the front, access to loft storage space.

Door off landing to:

BEDROOM 1
14'4" x 13'6" (4.38 x 4.12)
Double glazed window and sliding double glazed patio door to the rear giving access on to the balcony having a westerly aspect with views of The South Downs and Lancing College, single panel radiator, views of The English Channel, two built in double mirrored doored wardrobes with hanging and shelving space.

Door off bedroom 1 to:

EN-SUITE BATHROOM
Being fully tiled, comprising bath with hot and cold taps, twin hand grips, pedestal wash hand basin with mixer tap, low level wc, single panel radiator, frosted double glazed window, spot lighting, step in fully tiled shower cubicle with built in shower with separate shower attachment, folding shower screen.

Door off landing to:

BEDROOM 2
16'5" x 13'0" (5.02 x 3.97)
Having a dual aspect, double glazed windows to the side having a favoured southerly aspect with direct views of The English Channel, double glazed windows to the rear having an westerly aspect with views of The South Downs and Lancing College, views of The English Channel, built in double doored wardrobe with hanging and shelving space, single panel radiator.

Door off landing to:

BEDROOM 3
14'10" x 9'1" (4.54 x 2.78)
Double glazed windows to the front having an easterly aspect, built in double doored wardrobe with hanging and shelving space, single panel radiator.

Door off landing to:

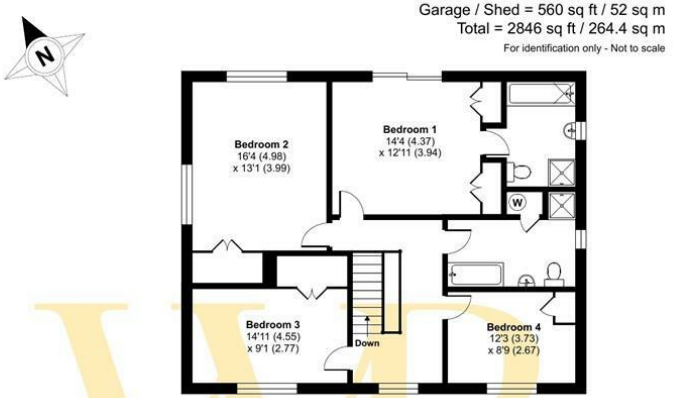
BEDROOM 4
12'2" x 8'8" (3.72 x 2.66)
Double glazed window to the front having an easterly aspect, built in single door wardrobe with hanging and shelving space, single panel radiator.

Door off landing to:

FAMILY BATHROOM
Being fully tiled, comprising bath with brass coloured taps, mixer tap and twin hand grip, pedestal wash hand basin with brass coloured mixer tap, low level wc, double panelled radiator, mirrored medicine cabinet, vinyl flooring, frosted double glazed window, door giving access to airing cupboard housing pre-factory lagged hot water cylinder with fitted immersion heater, slatted shelving over, spot lighting, step in fully tiled shower cubicle with built in shower with separate shower attachment, glass shower door.

Mill Hill, BN43

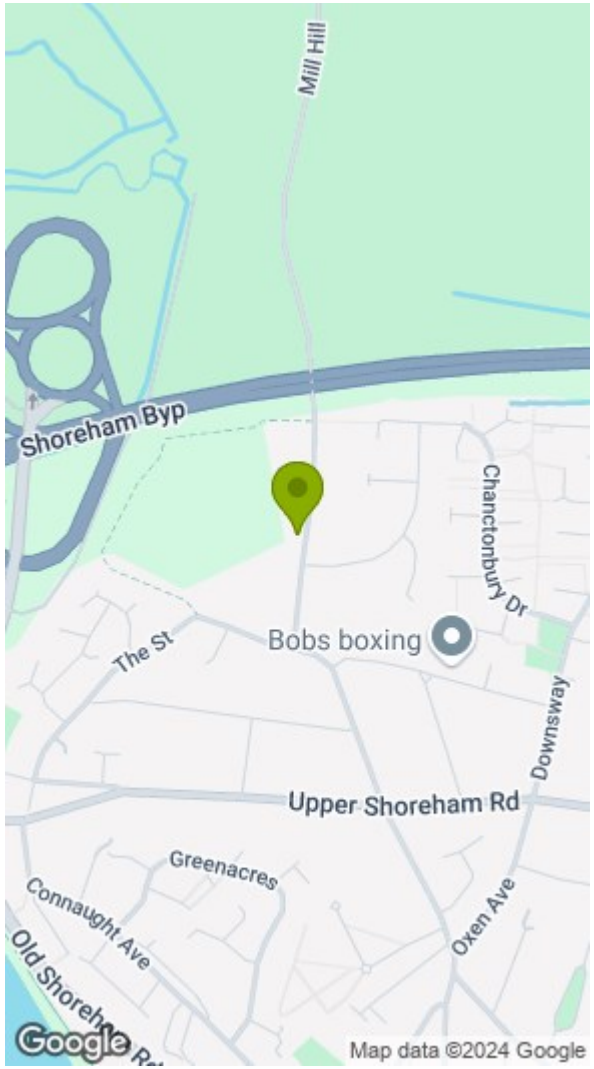
Approximate Area = 2286 sq ft / 212.4 sq m
Garage / Shed = 560 sq ft / 52 sq m
Total = 2846 sq ft / 264.4 sq m
For identification only - Not to scale

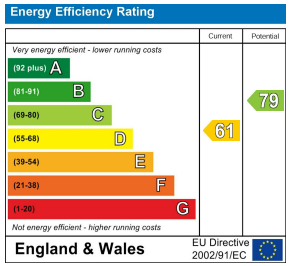


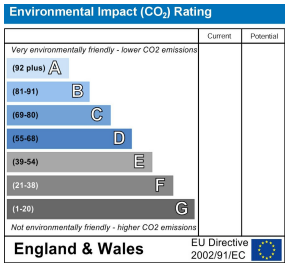
WARWICK BAKER ESTATE AGENT

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1137163







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