



31 Mill Lane | | Shoreham By Sea | BN43 5NA

WB
WARWICK BAKER
ESTATE AGENT



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Guide Price £899,995

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE EXTENDED DETACHED FAMILY HOME. LOCATED IN THE DESIRABLE MILL LANE THE PROPERTY IS SITUATED A SHORT WALK FROM SHOREHAM MAINLINE RAILWAY STATION AND SHOREHAM TOWN CENTRE. THE PROPERTY BENEFITS FROM HAVING A LARGE AMOUNT OF ACCOMMODATION SET OF THREE FLOORS. ON THE GROUND FLOOR THERE IS 31FT LIVING ROOM, SNUG, STUDY, CLOAKROOM, STUNNING MODERN KITCHEN BREAKFAST ROOM AND 16FT SOUTHERLY ASPECT FAMILY ROOM. THERE ARE FOUR DOUBLE BEDROOMS AND A MODERN CONTEMPORARY FAMILY BATHROOM ON THE FIRST FLOOR, WHIST ON THE SECOND FLOOR THERE A MASTER SUITE BEING DOUBLE ASPECT WITH EN SUITE SHOWER ROOM, WALK IN WARDROBE AND STUNNING VIEWS. THE PROPERTY MUST BE SEEN TO BE APPRECIATED - CALL NOW 01273 461144

- DETACHED FAMILY HOME
- OFF ROAD PARKING
- VENDOR SUITED
- WALKING DISTANCE TO STATION
- 31'07 LIVING ROOM
- CALL NOW - 01273 461144
- FIVE DOUBLE BEDROOMS
- 16'08 FAMILY ROOM
- LARGE SOUTH FACING REAR GARDEN
- IMMACULATE CONDITION

PORCH

Wooden door to front, feature stained glass windows, side aspect windows.

ENTRANCE HALL

Wooden door to front, doors giving access to Living Room, Snug, Kitchen Breakfast Room, Study and Downstairs Cloakroom, under stairs cupboard, stairs rising to the first floor landing.

LIVING ROOM

31'07 x 12' (9.63m x 3.66m)

Double glazed front aspect bay window, feature fire place with marble mantle and surround, slate hearth and log burner. Double wooden doors with stained glass leaded lights giving access to the Snug, leaded light window with a rear aspect.

SNUG

9'04 x 7' (2.84m x 2.13m)

Open window frame looking back into the Family Room.

STUDY

12'08 x 7'10 (3.86m x 2.39m)

Double glazed front aspect window.

DOWNSTAIRS CLOAKROOM

Modern suite, low level W.C, wash hand basin, side aspect window.

KITCHEN BREAKFAST ROOM

23'06 x 9'05 (7.16m x 2.87m)

Modern Shaker style Kitchen with an extensive range of wall and base level units, inset Butler sink unit, integrated appliances and space for appliances, space for Range style cooker with stainless steel extractor above, rear and side aspect windows, Velux window and multi pane wooden door giving side access, doorway to

FAMILY ROOM

16'08 x 15'01 (5.08m x 4.60m)

Double glazed patio doors with a Southerly aspect leading out onto the Rear Garden, double glazed rear aspect windows, Velux windows.

FIRST FLOOR LANDING

Doors giving access to all Bedrooms, Family Bathroom, airing cupboard, under stairs laundry cupboard, stairs to the Second Floor Landing, double glazed front aspect window.

BEDROOM 2

13'07 x 12' (4.14m x 3.66m)

Double glazed front aspect bay window, fitted wardrobes.

BEDROOM 3

14'00 x 9'04 (4.27m x 2.84m)

Double glazed rear aspect window with views over the rear gardens, fitted wardrobes.

BEDROOM 4

12'9 x 11'11 (3.89m x 3.63m)

Double glazed rear aspect window with views over the rear gardens.

BEDROOM 5

7'09 x (2.36m x)

Double glazed front aspect window.

FAMILY BATHROOM

Modern contemporary fitted suite comprising, panel enclosed bath, walk in shower cubicle, low level W.C, vanity unit with inset wash hand basin. Side aspect windows.

SECOND FLOOR LANDING

Front aspect Velux window, door to inner lobby, further stairs to

MASTER SUITE

17'05 x 10'10 (5.31m x 3.30m)

Double aspect with feature South facing dormer window with stunning views looking over the Rear Gardens and back towards Shoreham, side and front aspect Velux window. Door to walk in wardrobe / eaves storage with Velux window. Door to

EN SUITE SHOWER ROOM

Modern contemporary suite, walk in shower / wet room, vanity unit with inset wash hand basin, low level W.C, side aspect Velux window.

OUTSIDE

FRONT GARDEN

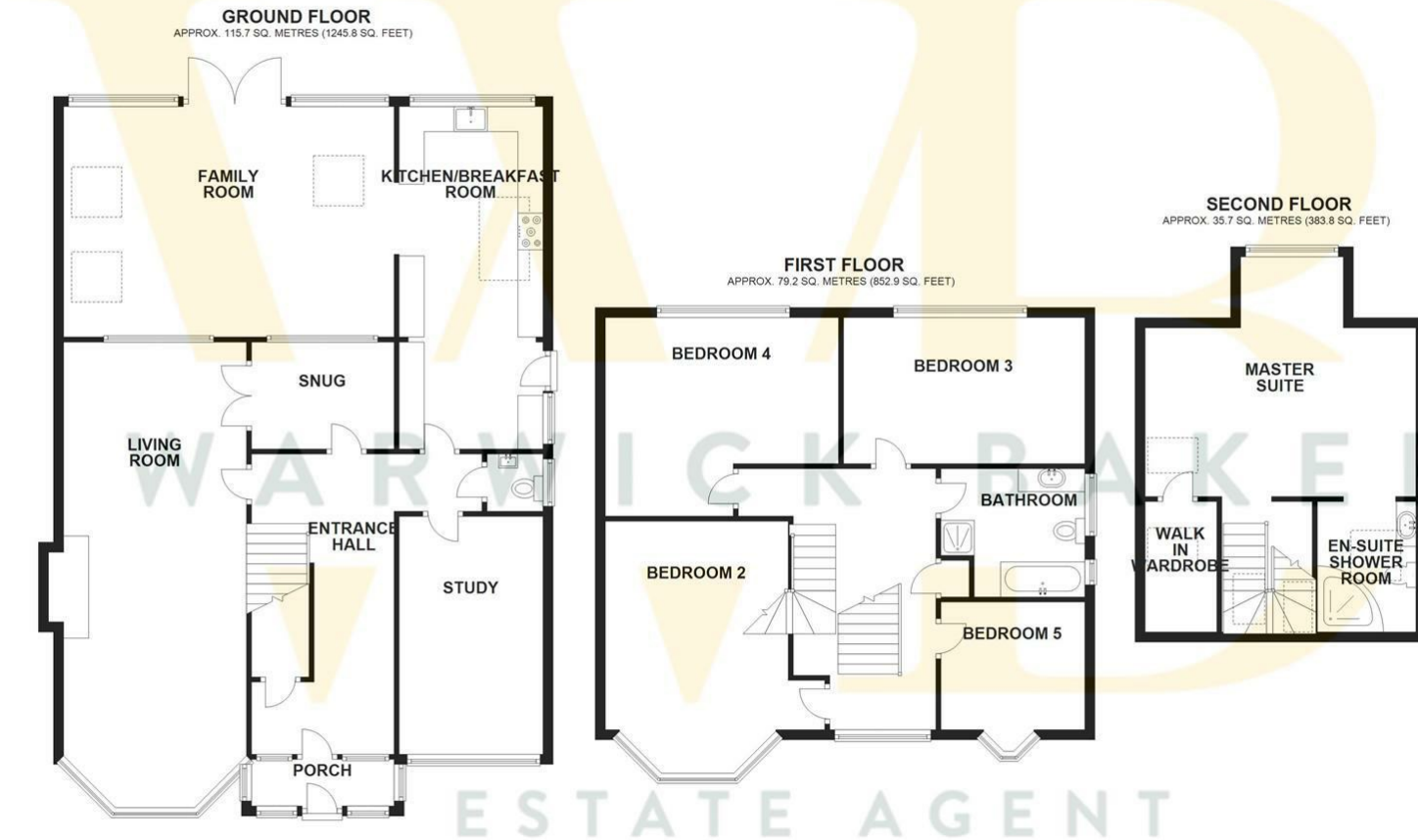
Block paved providing parking for numerous vehicles, gates side access.

REAR GARDENS

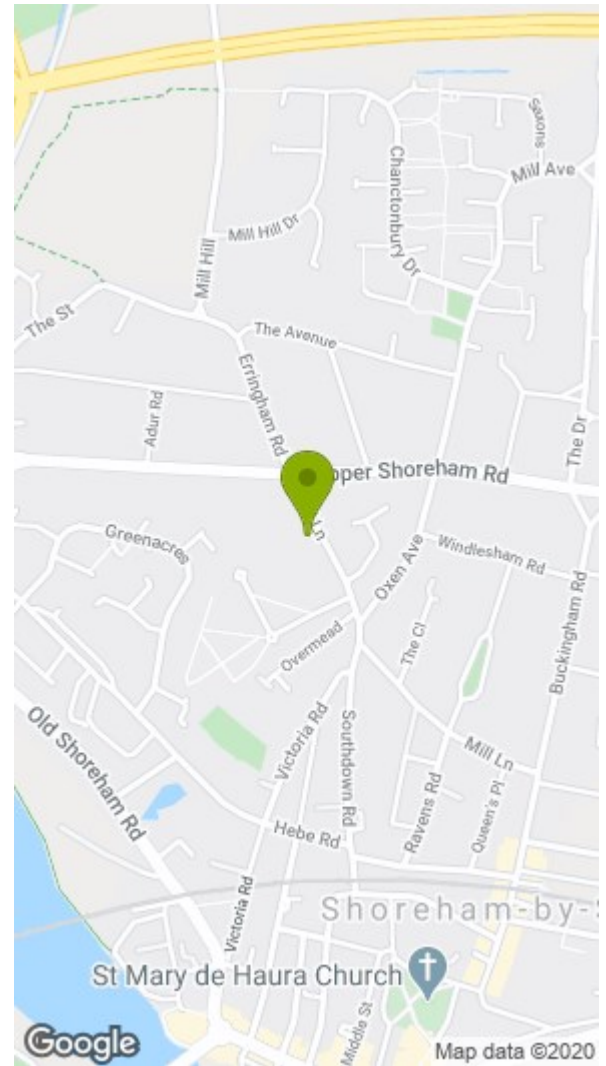
Being of a Southerly aspect and predominantly laid to lawn with areas of patio, enclosed by panel fencing with mature tree and shrub borders, timber shed / workshop.

In the Rear Garden there is currently a large Studio and a separate large Summer House.





TOTAL AREA: APPROX. 230.6 SQ. METRES (2482.6 SQ. FEET)



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	
Current	Potential
79	58

Environmental Impact (CO ₂) Rating	
Current	Potential
72	48