



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

**WB**  
WARWICK BAKER  
ESTATE AGENT

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£800,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE DETACHED HOUSE, LOCATED IN THE THIS SOUGHT AFTER PREMIUM LOCATION OF NORTH SHOREHAM. THE PROPERTY BENEFITS FROM ENTRANCE PORCH, ENTRANCE HALL, THREE DOUBLE BEDROOMS, 24' WEST FACING LOUNGE, 17' KITCHEN/BREAKFAST ROOM, DINING ROOM, CONSERVATORY ROOM, GROUND FLOOR BATHROOM, SEPARATE CLOAK ROOM, EN-SUITE SHOWER ROOM, FRONT GARDEN, OFF ROAD PARKING, INTEGRAL GARAGE AND 58' LAWNED REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- 3 DOUBLE BEDROOMS
- 24' WEST FACING LOUNGE
- DINING ROOM
- 17' KITCHEN/BREAKFAST ROOM
- CONSERVATORY ROOM
- GROUND FLOOR BATHROOM +SEPARATE CLOAKROOM
- EN-SUITE SHOWER ROOM
- FRONT GARDEN + OFF ROAD PARKING
- INTEGRAL GARAGE
- 58' REAR LAWNED GARDEN

Part frosted glazed door leading to:

### ENTRANCE PORCH

5'7" x 3'1" (1.72 x 0.96)

Two further frosted double glazed windows to the front, cloaks hanging space.

Frosted glazed door off entrance porch to:

### ENTRANCE HALL

20'4" x 11'6" (6.20 x 3.52)

Being 'L' shaped, two frosted glazed windows to the front, double panelled radiator, wall mounted burglar control unit, door giving access to under stairs storage cupboard, wall mounted 'HONEYWELL' thermostat.

Twin part frosted glazed doors off entrance hall to:

### LOUNGE

24'1" x 12'8" (7.36 x 3.87)

Into bay with leaded double glazed windows to the front having a westerly aspect, feature electric fire, brick surround and mantle, tiled hearth, built in storage cupboards, display shelving over, two double panelled radiators, twin circular double glazed windows to the side.

Part frosted glazed door off entrance hall to:

### KITCHEN/BREAKFAST ROOM

17'11" x 9'9" (5.48 x 2.99)

Comprising stainless steel sink unit with mixer tap, inset into granite effect work top, built in four ring gas hob to the side, storage cupboards under, space and plumbing for washing machine to the side, tiled splash back, display plate shelf over, matching adjacent work top with drawers under, tiled splash back, complimented by matching wall units over, built in 'AEG' double electric oven to the side, storage cupboards under and over, further adjacent matching 'L' shaped work top with storage cupboards under, tiled splash back, space for tall fridge/freezer to the side, two double panelled radiators, double glazed windows having a favoured southerly aspect having distant sea views, part frosted glazed door to the side of the house, double glazed windows to the rear having an easterly aspect, vinyl flooring.

Sliding door off kitchen/breakfast room to:

### DINING ROOM

9'3" x 8'5" (2.83 x 2.59)

Double glazed window to the rear having an easterly aspect, door giving access to under stairs storage cupboard with shelving, single panel radiator, part frosted glazed door giving access to the entrance hall.

Double glazed patio door off dining room to:

### CONSERVATORY ROOM

11'3" x 10'3" (3.43 x 3.14)

Being of part brick construction to dado height, double glazed windows to both sides, double glazed windows and twin double glazed French doors to the rear having an easterly aspect, vaulted UPVC double glazed roof, vinyl flooring.

Door off entrance hall to:

### BEDROOM 3

11'11" x 11'10" (3.64 x 3.62)

Double glazed windows to the rear having an easterly aspect, range of built in bedroom furniture comprising two single doored wardrobes with hanging and shelving space, three high level storage cupboards to the side, two five drawer chest of drawers, double panelled radiator.

Door off entrance hall to:

### GROUND FLOOR BATHROOM

Being fully tiled, comprising wood panelled bath with mixer tap and separate shower attachment, twin hand grips, pedestal wash hand basin with hot and cold taps, step in fully tiled shower cubicle with independent shower unit and separate shower attachment, glass shower door.

Door off entrance hall to:

### GROUND FLOOR CLOAKROOM

Being part tiled to dado height, comprising low level wc, frosted double glazed window to the side.

Stairs up from entrance hall to:

### LANDING

Double glazed windows to the rear having an easterly aspect, door off landing to walk in eaves storage cupboard with

lighting, door giving access to walk in eaves airing cupboard with slatted shelving.

Door off landing to:

### BEDROOM 1

18'0" x 14'10" (5.51 x 4.53)

Double glazed windows to the front having a westerly aspect, views of The South Downs, and distant glimpses of The English Channel, range of three built in double doored wardrobes, range of three double doored storage cupboards over, further built in double doored wardrobe with hanging space, double doored storage cupboard over, range of three drawer chest of drawers to the side, built in dressing table with mirror and light over, single panel radiator.

Door off landing to:

### BEDROOM 2

10'9" x 10'0" (3.30 x 3.05)

Double glazed windows to the side having a favoured southerly aspect with glimpses of The English Channel, door giving access to built in wardrobe with hanging and shelving space, access to loft storage space, single panel radiator.

Door of bedroom 2 to:

### EN-SUITE SHOWER ROOM

Comprising vanity unit with inset wash hand basin and mixer tap, storage cupboard under, low level wc, frosted double glazed windows to the side, heated hand towel rail, laminate wood flooring, step in fully tiled shower cubicle with independent wall mounted shower unit with separate shower attachment, glass shower door, spot lighting, extractor fan.

### FRONT GARDEN

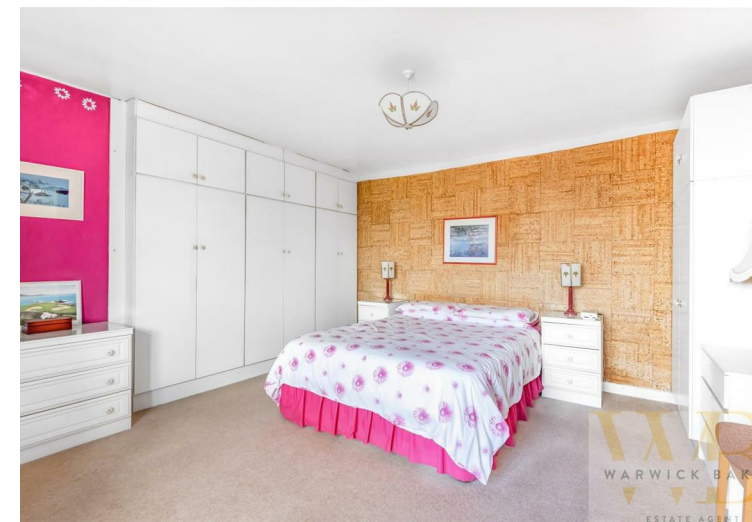
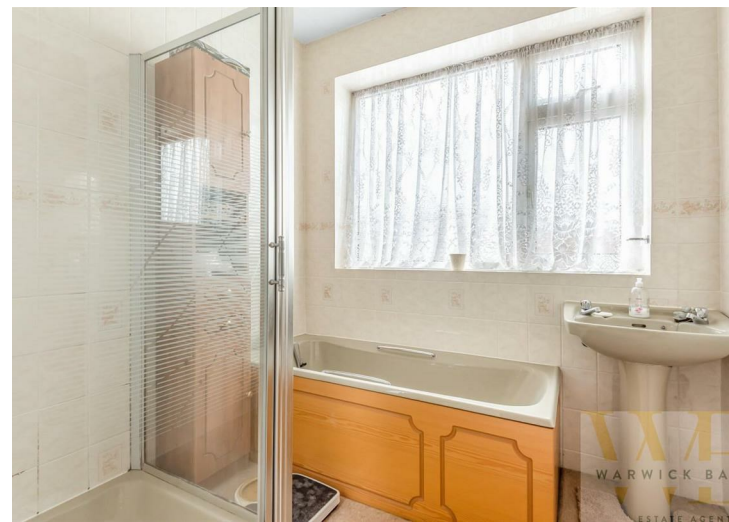
39'0" x 37'0" (11.90 x 11.30)

Lawned area with a variety of flowers and shrubs enclosed by low brick wall having a westerly/southerly aspect, off road parking leading to:

### GARAGE

15'5" x 9'0" (4.72 x 2.76)

With electric roll up door, power and lighting, double glazed window to the side having a southerly aspect, wall mounted 'WORCESTER' gas fired boiler, door giving access to the entrance hall.



## Mill Hill, Shoreham-by-Sea, BN43

Approximate Area = 1904 sq ft / 176.8 sq m (includes garage)  
 Limited Use Area(s) = 140 sq ft / 13 sq m  
 Total = 2044 sq ft / 189.8 sq m  
 For identification only - Not to scale



Denotes restricted head height

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 742420



### 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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>England &amp; Wales</b>
		<b>64</b>	EU Directive 2002/91/EC