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

WARWICK BAKER
ESTATE AGENT

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£1,200,000

*** £1,200,000 ***

WARWICK BAKER ESTATE AGENTS ARE PLEASE TO OFFER TO THE MARKET THIS RARELY AVAILABLE DETACHED FAMILY HOME IN THE MUCH SOUGH AFTER LOCATION IN SHOREHAM BY SEA, MILL HILL.

SITUATED IN AN ELEVATED POSITION WITH STUNNING VIEWS, THIS IMMACULATELY PRESENTED PROPERTY HAS BEEN LOVING UPDATED TO A HIGH SPECIFICATION BY THE CURRENT VENDORS.

THE PROPERTY CONSISTS OF FOUR DOUBLE BEDROOMS, MASTER WITH EN-SUITE, A FAMILY BATHROOM AND BALCONY WITH STUNNING VIEWS ACROSS TO LANCING COLLEGE AND SHOREHAM AIRPORT ON THE FIRST FLOOR. ON THE GROUND FLOOR THERE IS A

- SOUGHT AFTER MILL HILL LOCATION
- DETACHED HOUSE
- MODERN CONTEMPORARY
- 29'9 LIVING ROOM
- 35'2 KITCHEN / ORANGERY
- 4/5 DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- STUNNING WESTERLY VIEWS
- IMMACULATELY PRESENTED
- LARGE SECLUDED REAR GARDENS

COVERED ENTRANCE PORCH
Double glazed double doors to

ENTRANCE HALL
Double doors to Living Room, doors giving access to Kitchen and further Reception Room, downstairs Cloakroom, storage cupboards, stairs rising to the First Floor Landing.

LIVING ROOM
29'9" x 22'8" (9.07m x 6.93m)
Double glazed Westerly aspect windows overlooking the front garden, feature fire place, glazed double doors leading into the Kitchen / Orangery.

KITCHEN / ORANGERY
35'2" x 24'6" (10.72m x 7.47m)
Bespoke hand made modern kitchen with extensive range of wall and base units, centre island with inset sink unit, space for range style cooker with exposed brick extractor above, built in appliances, tiled flooring with under floor heating.
Rear aspect windows and patio doors with views of and leading out onto the Rear Garden.

RECEPTION ROOM / BEDROOM 5
16'2" x 9'10" (4.95m x 3.02m)
Double glazed Westerly aspect windows overlooking the front garden, storage cupboard.

DOWNSTAIRS CLOAKROOM
Modern suite, comprising wash hand basin. low level W.C, double glazed side aspect obscure glass window.

FIRST FLOOR LANDING
Doors giving access all Bedrooms, Family Bathroom, double glazed double doors to Balcony, storage cupboard and loft access.

MASTER BEDROOM
16'2" x 16'0" (4.93m x 4.88m)
Double glazed Westerly aspect windows overlooking the front garden and distant views, range of built in wardrobes, door to

EN SUITE SHOWER ROOM
Modern suite, comprising walk in shower cubicle, wash hand basin, low level W.C, side aspect double glazed obscure glass window.

BEDROOM 2
16'0" x 13'5" (4.90m x 4.09m)
Double glazed rear aspect window with views over the rear gardens, built in wardrobes.

BEDROOM 3
13'3" x 11'6" (4.04m x 3.51m)
Double glazed Westerly aspect windows overlooking the front garden and distant views, built in double wardrobes.

BEDROOM 4
13'3" x 11'3" (4.04m x 3.45m)
Double glazed rear aspect window with views over the rear gardens, built in wardrobes.

FAMILY BATHROOM
Modern suite, comprising oval shaped bath, walk in shower cubicle, vanity unit with wash hand basin, low level W.C, double glazed obscure glass rear aspect window.

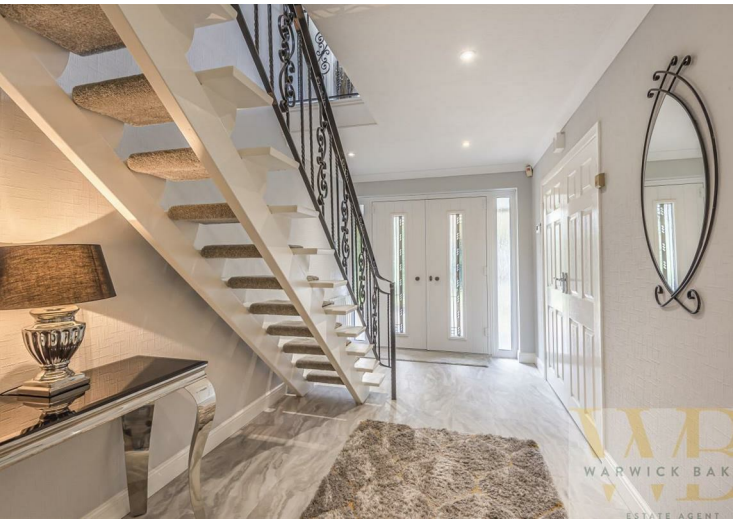
OUTSIDE

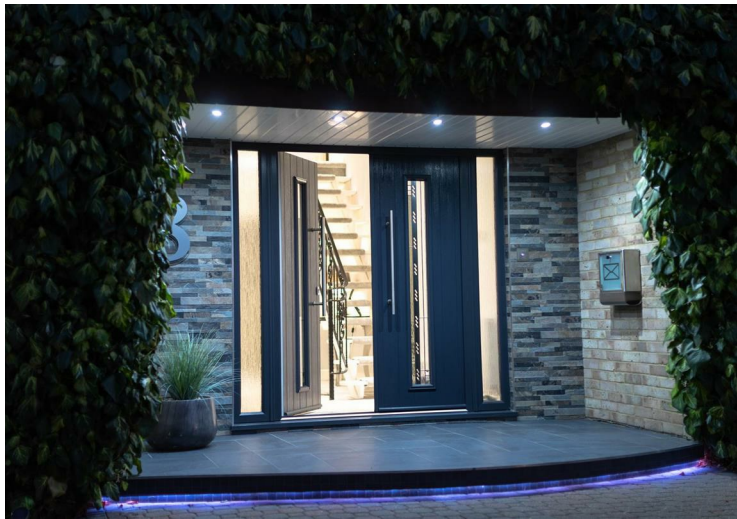
FRONT GARDEN
Driveway providing off road parking for numerous cars, areas of lawn with mature tree and shrub borders

DETACHED GARAGE
Single garage with up and over door, power and light.

REAR GARDEN
Being leveled and laid to lawn with mature tree and shrub borders, enclosed by panel fencing, Summer House, timber shed and green houses.

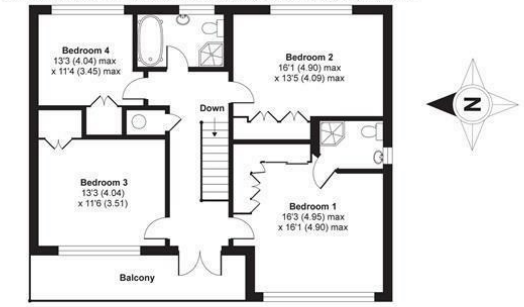
STUDIO / GARDEN ROOM
Double glazed windows and patio doors, part brick built.



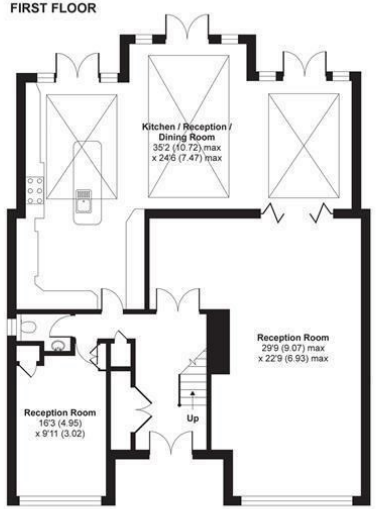


Mill Hill, Shoreham-by-Sea, BN43

APPROX. GROSS INTERNAL FLOOR AREA 2615 SQ FT 242.9 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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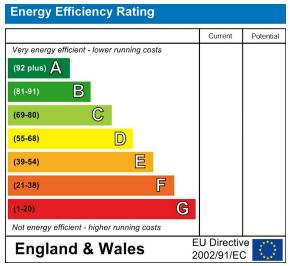

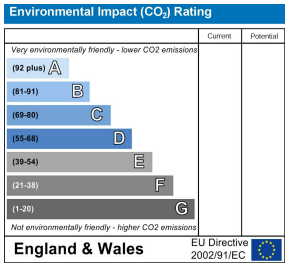

Disclaimer

* 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