



Mill Hill Drive, Shoreham by Sea, BN43 5TL
Guide Price £825,000

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The Property & Area

Nestled on a desirable corner plot in the sought-after area of North Shoreham, this immaculate four-bedroom detached family home on Mill Hill Drive presents an exceptional opportunity for discerning buyers, this property has undergone complete renovation and extension in 2021, including a new roof, underfloor heating & re-wiring throughout, resulting in a truly contemporary and highly functional living space, perfect for modern family life.

Upon entering, you are immediately struck by the impeccable condition and thoughtful design that characterises this residence. The heart of the home is undoubtedly the large, open-plan kitchen breakfast room, a bright and inviting space designed for both everyday living and entertaining. This impressive room features a substantial kitchen island, providing ample preparation space and a focal point for social gatherings. High-quality fixtures and fittings are evident throughout, ensuring a luxurious and practical experience. Adjacent to this fantastic kitchen, the separate double aspect sitting room offers a more intimate and tranquil space for relaxation, providing versatility for various family needs.

This substantial property boasts four generously proportioned double bedrooms, ensuring comfortable accommodation for all family members or guests. Complementing these bedrooms are three contemporary fitted bathrooms, each finished to an exceptionally high standard, offering a spa-like experience with modern sanitary ware and stylish tiling. The thoughtful layout ensures convenience and privacy for all occupants.

Externally, the property continues to impress. Situated on a corner plot, it benefits from a private drive offering parking for several cars, a significant advantage in this popular location. The detached garage, equipped with light and power, provides additional secure parking or valuable storage space. Furthermore, an EV charging point has been installed, catering to the needs of environmentally conscious homeowners. The south & west-facing rear garden is a true highlight, featuring a well-maintained lawn and a raised patio area, perfect for al fresco dining, entertaining, or simply enjoying the afternoon and evening sun. A newly built garden office, complete with power and light, offers an ideal solution for those working from home or seeking a dedicated creative space, providing a quiet retreat away from the main house.

The location of Mill Hill Drive in Shoreham-By-Sea is highly desirable, offering excellent proximity to a range of local amenities, including shops, cafes, and restaurants. Families will appreciate the access to reputable local schools, while commuters benefit from convenient transport links, including Shoreham mainline railway station, providing easy access to Brighton, Worthing, and London. The area also boasts beautiful green spaces at Buckingham Park, the stunning coastline, River Adur and easy access to the South Downs, offering ample opportunities for outdoor activities and leisure.

This property represents a rare blend of contemporary design, practical living, and a prime location. Its immaculate condition, coupled with the extensive renovations and desirable features such as the garden office and EV charging point, make it an exceptional family home.

Viewing is highly recommended to fully appreciate the quality and scale of accommodation on offer. Contact us today to arrange a viewing. For enquiries, visit our website or call the Shoreham office on 01273 661 577.

Material Information

Tenure - Freehold

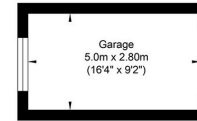
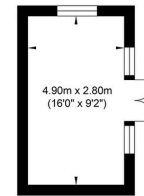
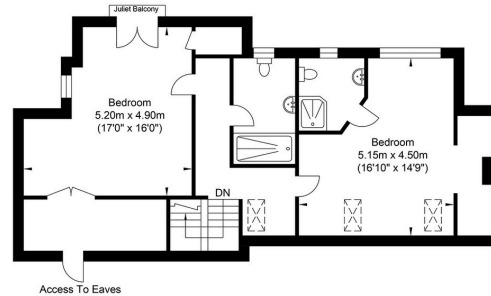
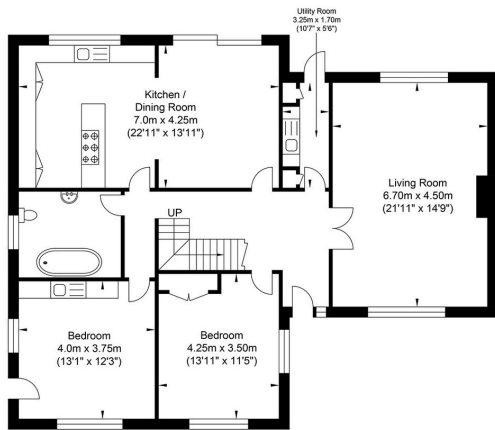
EPC Rating TBC

Council Tax Band - F



Floorplan

Mill Hill Drive, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
1305.55 sq ft
(121.29 sq m)

First Floor
Approximate Floor Area
787.16 sq ft
(73.13 sq m)

Outbuilding
Approximate Floor Area
147.68 sq ft
(13.72 sq m)

Garage
Approximate Floor Area
150.69 sq ft
(14.0 sq m)

Approximate Gross Internal Area (Excluding Outbuilding / Garage) = 194.42 sq m / 2092.71 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

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Energy Performance Certificate



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