



Mill Hill, Shorehamby Sea, West Sussex, BN43 5TH
Guide Price £850,000

Mill Hill, Shoreham by Sea, West Sussex, BN43 5TH

The Property & Area

Nestled in the highly desirable Mill Hill area of North Shoreham, this impressive four-bedroom detached family home presents an exceptional opportunity for discerning buyers. This property combines spacious living with significant potential for future enhancement, making it an ideal choice for growing families seeking a blend of comfort and convenience.

Upon entering, you are greeted by a large hallway that leads on to two generously sized reception rooms with the main living space leading out to the rear garden, providing versatile spaces for both formal entertaining and relaxed family living. The heart of this home is undoubtedly the modern fitted kitchen, designed with both aesthetics and functionality in mind. Adjacent to the kitchen, a separate utility room offers practical solutions for laundry and additional storage, helping to keep the main living areas clutter-free.

The property benefits from two well-appointed bathrooms one en-suite to the principle bedroom, ensuring ample facilities for a busy household. Additionally, a convenient ground floor W.C. adds to the practicality of the layout. Each of the four bedrooms is well-proportioned, offering comfortable retreats for all family members. The Principle bedroom, in particular, provides a peaceful sanctuary with a balcony giving an elevated Southerly view over Shoreham towards the coast.

Externally, this home truly shines. A large garage, complete with light and power, offers secure parking and valuable storage space, or even the potential for a workshop. Private off-street parking further enhances the convenience, accommodating multiple vehicles. The rear of the property features a large, mature garden, providing a beautiful outdoor space for relaxation, recreation, and al fresco dining. This expansive garden also offers considerable scope for landscaping and personalisation.

One of the most compelling aspects of this property is its huge potential to extend, subject to the necessary planning permissions. This allows future owners the flexibility to tailor the home to their evolving needs and preferences, adding significant value. The highly sought-after location in North Shoreham is a major draw, offering a peaceful residential environment whilst being incredibly well-connected.

Residents will appreciate the close proximity to the stunning South Downs, providing endless opportunities for outdoor pursuits, walking, and cycling. Easy access to the River Adur further enhances the lifestyle appeal, perfect for waterside strolls or enjoying the local marine activities. The property's location also ensures excellent transport links and access to local amenities, schools, and Shoreham-by-Sea's vibrant town centre.

Adding to the appeal, the vendor is suited, which can often facilitate a smoother and quicker transaction process. This substantial family home offers a rare combination of space, modern comforts, and significant future potential in a prime location. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer. Call our Shoreham office on 01273 661 577 for more information or to arrange a viewing.

Material Information

Tenure - Freehold

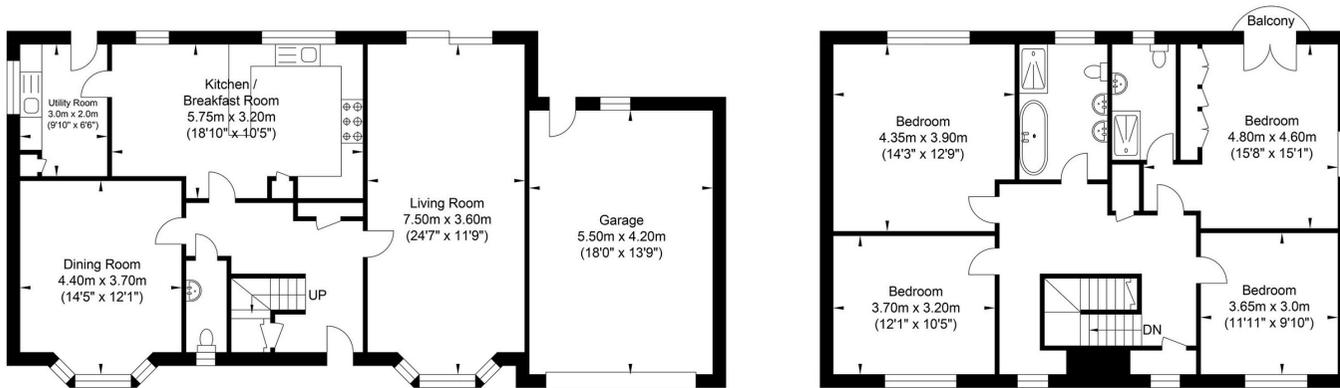
Council Tax Band - F

EPC - 61/D



Floorplan

Mill Hill, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
1166.59 sq ft
(108.38 sq m)

First Floor
Approximate Floor Area
932.36 sq ft
(86.62 sq m)



Approximate Gross Internal Area (Including Garage) = 195.0 sq m / 2098.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

Your Sussex Property Expert

Shoreham Property Hub
01273 661 577

6 Brunswick Road, Shoreham BN43 5WB
www.oakleyproperty.com
shoreham@oakleyproperty.com

We also have offices in:
Lewes
Brighton & Hove

Get in touch to book a viewing or valuation of
your own property



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	76 C
39-54	E		
21-38	F		
1-20	G		



Please note:
These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.