

SHOREHAM OFFICE

31 Brunswick Road, Shoreham-By-Sea, West Sussex, BN43 5WA

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The Burrells, Shoreham-by-Sea, West Sussex BN43 5HF | Offers In Excess Of £600,000

- A Four Bed Semi Detached Chalet Bungalow
- Off Road Parking For Several Vehicles
- Four Bedrooms
- Foreshore Within Walking Distance
- Ground Floor Cloakroom
- Two Bathrooms
- Extended Open Plan Kitchen / Dining Room
- Ensuite To Master Bedroom
- Utility Room
- Inspection Is A Must



Jacobs Steel are delighted to offer for sale this well presented and well extended four bedroom semi detached bungalow situated within this popular residential location, being within a short walk of the foreshore.

Conveniently situated close too Ferry Road with its local shops and cafes. The centre of Shoreham with its more comprehensive shopping facilities, health centre, library and mainline railway station is approximately 1.5 mile distant over the footbridge across the River Adur. The foreshore is within a few hundred yards.

PVCU double glazed door through to:-

INTERNAL STORM PORCH: Comprising airing cupboard housing walk mounted combination Baxi boiler, natural stone flooring, door to:-

IMPRESSIVE ENTRANCE HALL: Comprising natural stone flooring, sunken spotlights, wall mounted heating control panel, under stairs storage cupboard, storage cupboard with slatted shelving, opening to:-

LOUNGE / DINING ROOM: 22' 2" x 11' 4" (6.76m x 3.45m)
Westerly aspect, comprising PVCU double glazed window, two radiators, coving, double doors through to kitchen / dining room.



OPEN PLAN EXTENDED KITCHEN / DINING ROOM: 30' 3" x 19' 1" (9.22m x 5.82m) Easterly aspect, comprising full width PVCU double glazed bi folding doors leading out onto feature rear garden, natural stone flooring, two radiators, two feature skylights, large island comprising solid oak work surface with cupboards under, inset Butler sink with mixer tap, solid oak work surfaces with cupboards below, matching eye level cupboards, space for range cooker with extractor fan over, matching integrated fridge freezer, matching integrated dishwasher, sunken spotlights.

GROUND FLOOR CLOAKROOM: Comprising natural stone flooring, low flush WC, hand wash basin with vanity unit below, extractor fan, sunken spotlights, wall mounted heated towel rail.

UTILITY ROOM: 6' 9" x 5' 2" (2.06m x 1.57m) Comprising solid oak work surface with cupboard below, matching eye level cupboards, provision for washing machine, space for dryer, space for fridge freezer, part tiled splashbacks, sunken spotlights, extractor fan, natural stone flooring.

GROUND FLOOR BEDROOM FOUR: 22' 0" x 7' 5" narrowing to 5' 8" (6.71m x 2.26m narrowing to 1.72m) Westerly aspect, comprising PVCU double glazed window, radiator, laminate flooring, sunken spotlights.

Stairs to:-

FIRST FLOOR LANDING: Comprising loft hatch access, door to:-

ENSUITE BEDROOM ONE: 19' 5" x 16' 6" narrowing to 9' 3" (5.92m x 5.03m narrowing to 2.81m) Easterly and westerly aspect, comprising PVCU double glazed window, PVCU double glazed double doors, radiator having an attractive wood surround, eaves storage space, built in wardrobe with hanging rail and shelving, built in cupboard with shelving, laminate flooring, door to:-

ENSUITE SHOWER ROOM: Easterly aspect, comprising obscure glass PVCU double glazed window, low flush WC, pedestal hand wash basin, shower cubicle being fully tiled having an integrated shower, extractor fan, laminate flooring.

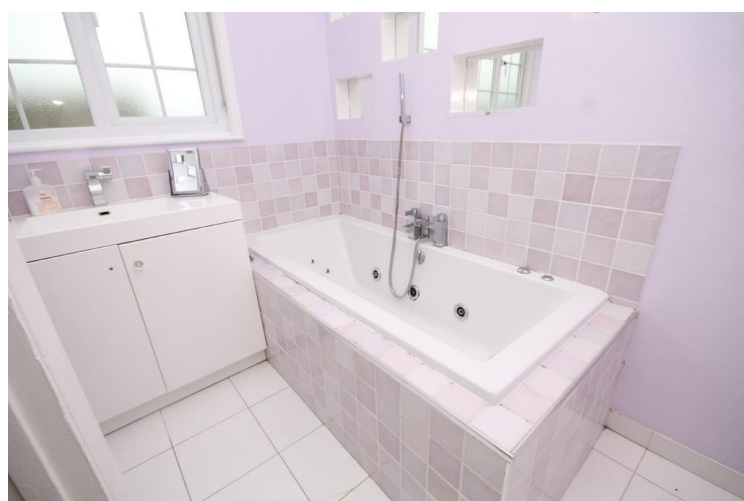
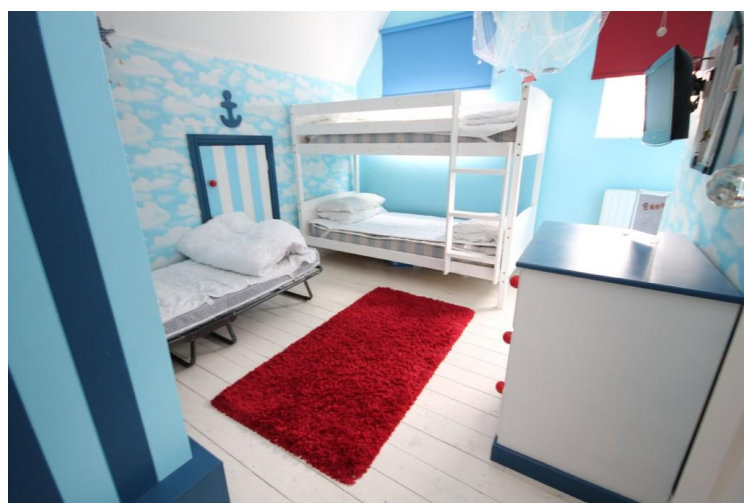
BEDROOM TWO: 11' 6" x 9' 3" (3.51m x 2.82m) Northerly aspect, comprising two PVCU double glazed windows, radiator, stripped solid wood flooring, built in storage cupboard.

BEDROOM THREE: 8' 0" x 7' 8" (2.44m x 2.34m) Easterly aspect, comprising PVCU double glazed window, radiator, laminate flooring.

MODERN BATHROOM: 7' 8" x 7' 5" (2.34m x 2.26m) Easterly aspect, comprising panel enclosed spa bath with shower attachment, hand wash basin with vanity unit below, low flush WC, part tiled walls, tiled flooring, sunken spotlights, wall mounted heated towel rail, recessed shelving with LED lighting.

FRONT GARDEN: Large block paved area affording off road parking for approximately 6+ vehicles, two wall mounted lights.

FEATURE REAR GARDEN: Large paved area stepping up onto large lawned area, having various shrub and plant borders, three palm trees, timber built summer house, wall and fence enclosed.



Floorplan to Follow

Floor Area

1453 sq ft / 135sq m - floor area is quoted from the EPC

Tenure

Freehold

Council Tax

Band D Adur District Council

Viewing Arrangements

Strictly by appointment

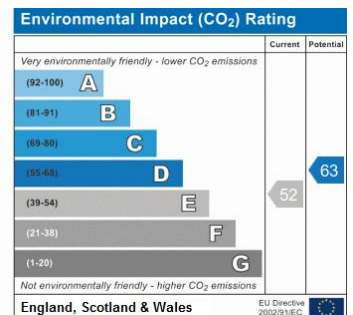
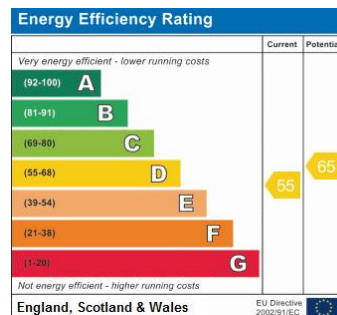
Contact Details

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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating traveling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.