



Hideaway John Street, Shoreham-By-Sea, BN43 5DN

Price Guide £650,000

and company  
**bacon**  
Estate and letting agents

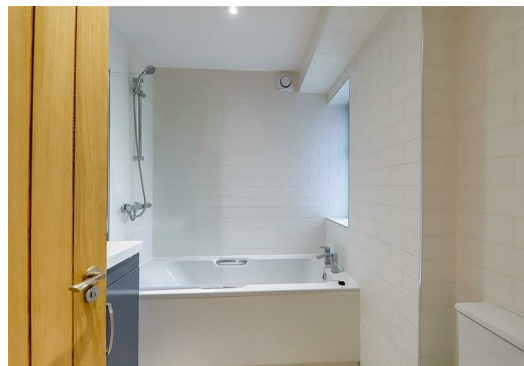
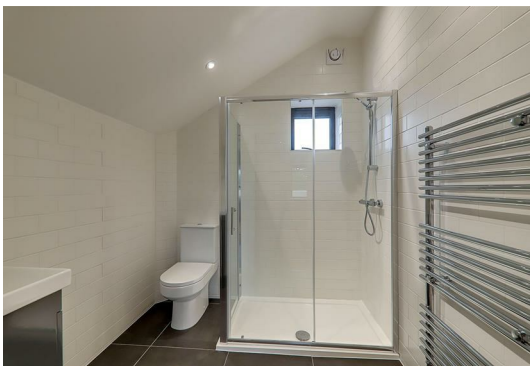


A fantastic opportunity to purchase this BRAND NEW contemporary three bedroom detached chalet nestled in its own secluded position set back from the road. This home offers LUXURY MODERN LIVING with 10 year new build warranty and high specification finish which includes aluminium doors and windows, feature lighting in the kitchen, solid oak doors, chrome sockets and usb charger points. Located in the heart of Shoreham with local shops, restaurants, transport links and close to the river adur with ferry bridge leading to Shoreham beach.

The accommodation briefly comprises, entrance hall, living room and kitchen, utility and two ground floor bedrooms and bathroom/Wc. To the first floor there is a large double bedroom and ENSUITE shower room/Wc. Externally there is a landscaped private garden with feature painted flint wall the perfect hideaway.

\*\*\*Available chain free and available for immediate viewing.\*\*\*

- Heart of Shoreham By Sea
- 3 Bedroom New Build Home 2023
- Luxury Living
- Stamp Duty Incentive Please Call To Find Out More
- Feature Private Garden
- High Specification Throughout
- Aluminium double glazing
- Chain free & Viewing Ready





Modern aluminium front door with matching side window opening to

### Entrance Hall

A spacious and light entrance with marble effect ceramic tiled floor. Staircase rising to the first floor. Understairs storage cupboard. Radiator. Inset spotlights. Central heating thermostat.

### Living Room and Kitchen

8.90 x 3.09 (29'2" x 10'1")

Modern aluminium sliding doors opening onto the enclosed private garden. The kitchen comprises of Quartz work surfaces with high gloss cupboards, pan drawers and wall cupboards. Under cupboard and floor level ambient lighting. Fitted gas hob with extractor above. Build in oven and grill. Inset one and a half bowl under mount sink. Integrated dishwasher, fridge, freezer and wine chiller. Aluminium window. Inset spotlights. Marble effect ceramic tiled floor. Feature tall obscured glass Aluminium window. Two radiators.

### Utility

Work top with washing machine and tumble dryer under. Wall mounted boiler. Tiled floor. Extractor fan. Inset spotlights.

### Bedroom Two

3.94 x 3.52 (12'11" x 11'6")

Aluminum sliding doors opening onto the enclosed private garden. Inset spotlights. Radiator.

### Bedroom Three

3.85 x 2.09 (12'7" x 6'10")

Aluminium double glazed window. Radiator. Inset spotlights.

### Bathroom/Wc

Suite comprising panelled bath with hand grips, mixer tap and shower above. Vanity cupboard with wash hand basin. Low level flush Wc. Wall mounted mirrored medicine cabinet. Tiled walls. Chrome towel radiator. Aluminium window. Ceramic tiled floor. Inset spotlights.

### First Floor Landing

Aluminium double glazed window. Inset spotlights.

### Bedroom One

5.38 x 3.52 (17'7" x 11'6")

Aluminium double glazed window. Radiator. Inset spotlights. Door to ensuite.

### Ensuite Shower Room/Wc

Walk in double shower, vanity cupboard with wash hand basin above. Low level flush Wc. Wall mounted mirrored medicine cabinet. Tiled walls. Chrome towel radiator. Aluminium window. Marble effect ceramic tiled floor. Inset spotlights.

### Landscaped Private Garden

Enclosed by feature painted flint wall with modern paved patio and lawn. Pathway leads to the side and rear with outside tap.

### Required Information

Draft version: 1

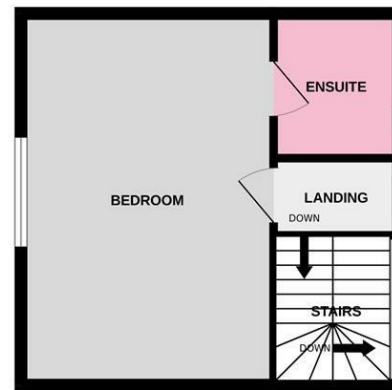
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1109sq.ft. (103.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>81</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

