



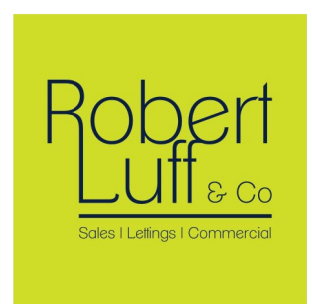
Hawkins Road, Shoreham-By-Sea

Offers In Excess Of
£625,000
Freehold

- Semi-Detached Chalet Bungalow
- En-Suite To Primary Bedroom
- Open Plan Kitchen/Diner
- Beautiful Rear Garden
- EPC: TBC
- Four Double Bedrooms
- Ground Floor Shower Room/WC & Further Separate WC
- Impressive, Extended Living Room With Bi-Fold Doors
- Ample Off Street Parking
- Council Tax Band: D

Robert Luff & Co are delighted to present this incredibly spacious, extended semi-detached chalet bungalow, conveniently located close to well regarded schools, transport links and the Holmbush shopping centre. The generous accommodation comprises: Entrance hall, ground floor shower room/WC, further WC, ground floor double bedroom, open plan fitted kitchen/dining room, impressive 21ft x 17ft living room with bi-fold doors, first floor landing, 18ft master bedroom with en-suite shower room, two further double bedrooms. Outside, there is a beautiful, sunny rear garden with summerhouse and ample off street parking to the front. VIEWING ESSENTIAL!!

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Accommodation

Entrance Hall

Double glazed front door, wood effect flooring.

Shower Room

Double glazed window to front with shutter blinds. Shower enclosure with wall mounted shower, vanity unit with inset wash hand basin and cupboard under, close coupled WC, extractor fan, downlighters.

WC

Double glazed window to side, close coupled WC, vanity unit with inset wash hand basin.

Bedroom 15'2" x 11'5" (4.62m x 3.48m)

Double glazed window to front with shutter blinds, column radiator, downlighters. Double doors accessing:



Kitchen/Dining Room 24'3" x 15'8" (7.39m x 4.78m)

Double glazed window to side. Range of fitted wall & base level units, work surfaces, sink unit with mixer tap, integrated double oven, induction hob with extractor hood over, metro tiled splash-backs, integrated washing machine and dishwasher, understairs storage cupboard, downlighters.

Living Room 21'3" x 17'10" (6.48m x 5.44m)

Double glazed windows to side, bi-fold doors opening onto garden, downlighters.



First Floor Landing

Stairs from entrance hall.

Bedroom One 18'5" x 9'9" (5.61m x 2.97m)

Double glazed windows to rear, downlighters, storage cupboard, two radiators.

Bedroom Two 12'6" x 11'7" (3.81m x 3.53m)

Double glazed windows to front with shutter blinds, downlighters, radiator.

Bedroom Three 11' x 9'4" (3.35m x 2.84m)

Two Velux windows to front, double glazed window to side, wardrobe, radiator.

Outside

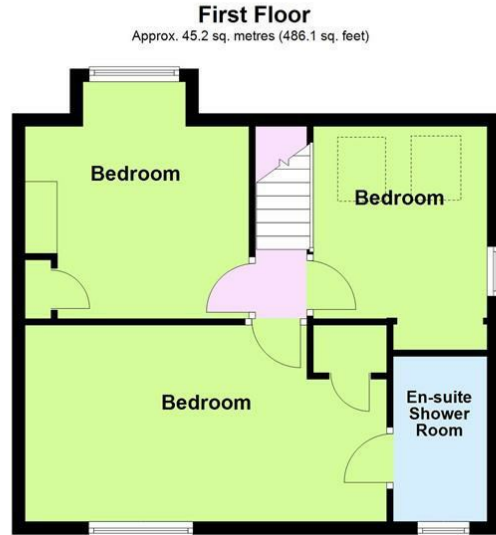
Rear Garden approx 76' (approx 23.16m)

Parking

Ample parking for several vehicles.



Floorplan



Total area: approx. 135.8 sq. metres (1462.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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