



Offers Over  
£600,000  
Freehold

## Slonk Hill Road, Shoreham-By-Sea

- Detached Chalet Bungalow
- Four Bedrooms
- En-Suite To Master
- Ground Floor Bathroom
- Through Lounge Diner
- Fitted Kitchen With Vaulted Ceiling
- Superb Views
- Off Street Parking & Garage
- EPC: C
- Council Tax Band: D

Robert Luff & Co are delighted to offer this incredibly spacious and very well presented DETACHED CHALET BUNGALOW, located in ever popular North Shoreham, just a few hundred yards from Buckingham Park. Several well regarded schools are close by and Shoreham Town Centre along with mainline station are within a one mile radius. The accommodation comprises: Entrance hall, through 26ft lounge/dining room, extended 22ft kitchen with integrated appliances and vaulted ceiling, ground floor double bedroom, ground floor bathroom, first floor landing, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND FAR REACHING SEA VIEWS and two further generous bedrooms. Outside, there is a good size, secluded rear garden with stunning far reaching views, ample off street parking and a garage. VIEWING ESSENTIAL!!

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## Accommodation

### Entrance Hall

Double glazed front door, wood effect flooring, radiator, cupboard housing consumer unit.

### Bedroom Three 10'6" x 8'2" (3.20m x 2.49m)

Double glazed window to front, coving, airing cupboard housing combination boiler and slatted shelving, radiator.

### Bathroom

Double glazed window to side, part tiled walls. Fitted suite comprising: P-shaped bath with electric shower over, vanity unit with counter top, inset wash hand basin and cupboards under, close coupled WC, radiator.

### Lounge/Dining Room 26'6" x 12'4" (8.08m x 3.76m)

Double glazed bow window to front with shutter blinds, double glazed window to rear, wood effect flooring, feature fireplace, TV point, column radiator and further radiator.

### Kitchen 22'5" x 10' (6.83m x 3.05m)

Double glazed window and bi-fold doors to rear, vaulted ceiling with Velux window. Fitted kitchen comprising: Range of fitted wall & base level units, fitted worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, integrated double electric oven, gas hob and extractor hood, dishwasher and washing machine, plumbed in "American" style fridge/freezer, cupboard housing pull out bin, radiator & downlighters.

### First Floor Landing

Stairs from entrance hall.

### Bedroom One 24'4" narrowing to 14'7" x 15'4" (7.42m narrowing to 4.45m x 4.67m)

Double glazed windows to front with shutter blinds and distant sea views, fitted wardrobes, storage into eaves, radiator.

### En-Suite

Double glazed window to side. Fitted suite comprising: Shower enclosure with wall mounted shower, vanity unit with counter top, inset wash hand basin and cupboard under, close coupled WC, ladder radiator.

### Bedroom Two 11'2" x 10'4" (3.40m x 3.15m)

Double glazed window to rear overlooking garden, radiator.

### Bedroom Four 10' narrowing to 5'6" x 7'10" (3.05m narrowing to 1.68m x 2.39m)

Double glazed window to rear overlooking garden, radiator.

### Outside

#### Rear Garden

Lower patio, timber shed, outside tap and light, steps up to lawns, flower beds and vegetable patch, greenhouse, various plants, shrubs & trees, fantastic far reaching views, fence enclosed with side access via gate.

#### Parking

Block paved frontage providing ample off street parking and access to:

#### Garage

Up & Over door, power & light.

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Total area: approx. 133.9 sq. metres (1441.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.