



Hyman  **Hill**
Estate & Letting Agent

£475,000 Offers in Excess of
Freehold

 01273 454511

57 Downside, Shoreham-by-Sea, BN43 6HF

- Semi detached chalet
- Two / three bedrooms
- Lounge and dining room
- Ground floor bathroom
- En suite to master
- South facing rear garden
- Delightful views
- Off road parking



ENTRANCE HALL

Front door with obscured double glazed panel, double glazed window to front, radiator, stairs rising to first floor landing with access to spacious storage cupboard under housing wall mounted fuse board and electric meter, wall mounted central heating thermostat, oak wooden flooring, doors leading to:

LOUNGE

13' 9" x 12' 1" into chimney breast recess (4.19m x 3.68m) Southerly aspect double glazed French doors to rear overlooking and leading to the rear garden, radiator, feature log burner set in chimney breast recess, continuation of oak flooring, panel glazed French doors leading to:

DINING ROOM / BEDROOM 3

13' 3" x 11' 5" (4.04m x 3.48m) Double glazed window to front, radiator, continuation of oak flooring.

KITCHEN / BREAKFAST ROOM

12' 8" x 10' 5" (3.86m x 3.18m) Dual aspect via double glazed window to side, double glazed window and door to rear overlooking and leading to the southerly aspect rear garden. Contemporary matching range of white high gloss fronted base, drawer and wall mounted units having contrasting wood effect work surfaces incorporating; inset one and a half bowl stainless steel sink and drainer unit with mixer tap, inset four ring 'Blomberg' gas hob with built in 'Blomberg' oven under and fitted extractor unit above, space and plumbing for washing machine, space and plumbing for slimline dishwasher, integrated upright fridge/freezer, vertical

radiator, tiled splash-backs, inset ceiling spotlighting.

BATH / SHOWER ROOM

Obscured double glazed window to side. Contemporary white suite with chrome fittings incorporating; panel enclosed bath with side positioned wall mounted mixer tap and shower attachment over, shower cubicle with glass screen and door housing wall mounted 'Mira' shower unit, riser rail and shower attachment, vanity wash hand basin with mixer tap and storage cupboard under, heated ladder towel rail/radiator, wall mounted extractor fan unit.

GROUND FLOOR WC

Obscured double glazed window to side. Contemporary white suite with chrome fittings incorporating; low level button flush WC, wash hand basin with mixer tap and tiled splash-back having storage cupboard under, radiator.

LANDING

Double glazed window to side, storage cupboard with access to under eaves, doors leading to;

BEDROOM ONE

22' 1" x 12' 0" at widest point (6.73m x 3.66m) Dual aspect via double glazed window to front, double glazed window to rear enjoying southerly aspect views of the garden and towards the sea, vertical radiator, access point to under eaves storage, laminate wood effect flooring, door leading to:

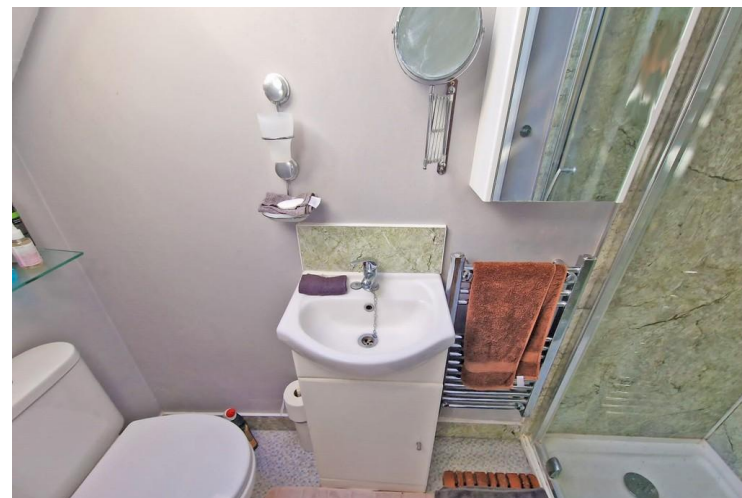
EN-SUITE SHOWER ROOM

Double glazed Velux window to rear. Contemporary white suite with chrome fittings incorporating; step in shower with glass door to front housing wall mounted thermostatic shower valve, riser rail and shower attachment, low level button flush WC, wash hand basin with mixer tap and storage cupboard under, chrome heated ladder towel rail/radiator, inset ceiling extractor fan unit.

BEDROOM TWO

11' 4" x 10' 10" (3.45m x 3.3m) Dual aspect via double glazed window to side and double glazed southerly aspect window to rear enjoying views towards the sea, radiator, loft hatch giving access to roof void.







REAR GARDEN

Approx 100' in length Boasting a secluded and sunny southerly aspect. Raised full width decking area with balustrade leading from rear of property and extending to side. Access to the detached work room / home office (former garage), gate leading to front and access to the outside water tap. Steps leading down to remainder laid predominantly to lawn having mature flower, shrub and tree borders. Meandering pathway leading to the greenhouse and timber shed (that has been converted to a home office). Raised brick pond, door giving access the storage space under former garage.

DETACHED WORK SHOP / HOME OFFICE

Divided into two sections;

FRONT SECTION - 10' x 6'

Currently used as a workshop. Double glazed window and door to front leading to the decking area, power and lighting, opening leading through to:

REAR SECTION - 11'7 X 10'

This room offers fantastic versatility and provides an excellent space that can be continued to be used as a an office but also as a study, gym, home/work space i.e., beauty services, therapists, hairdressers etc (subject to any necessary consents) or for a teenager to simply hang out with friends!

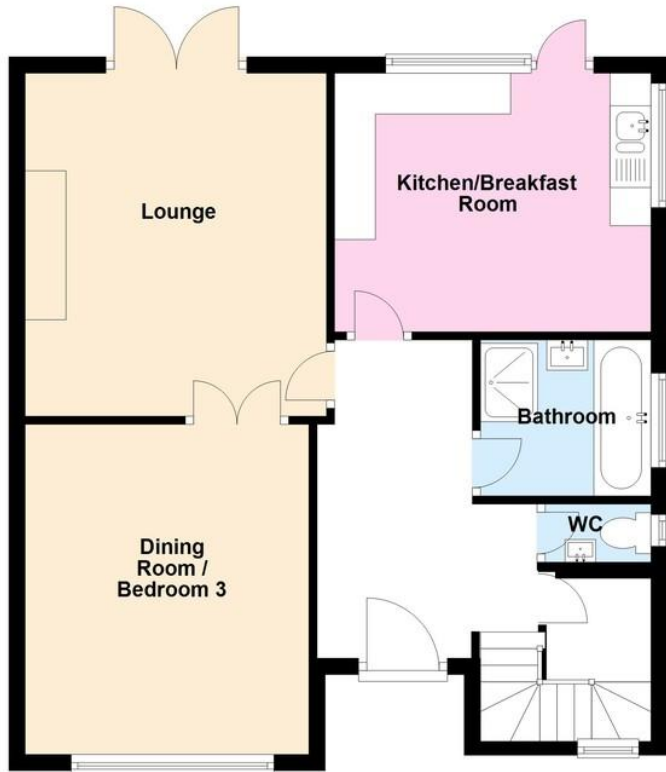
Dual aspect via double glazed window to side and rear, power and lighting.

FRONT

Affording off road parking.



Ground Floor



First Floor



Total area: approx. 1072.9 sq. feet

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band C - £1,960.13 per annum
(2023/2024)

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.