



The Marlinespike | Shoreham-by-Sea | West Sussex | BN43 5RD
Guide Price **£650,000**





We are delighted to offer for sale this well positioned deceptively spacious three bedroom detached bungalow situated on a large plot on Shoreham Beach with planning permission granted to extend.



Key features:

- Detached Bungalow
- Three Bedrooms
- South Aspect Lounge
- Stones Throw From The Foreshore
- Off Street Parking and Garage
- Large Plot
- Planning Permission Granted For Extension (AWDM/1460/22)
- Pvcu Double Glazing Throughout
- Gas Central Heating Throughout
- Inspection Is A Must

 3 Bedrooms

 1 Bathroom

 1 Living Room

Conveniently situated off Shingle Road being just 1/2 mile from local shops in Ferry Road and within the catchment area of Shoreham Beach Primary School. The centre of Shoreham with its more comprehensive shopping facilities, health centre, library and mainline railway station is approximately 1 mile distant over the footbridge across the River Adur. The foreshore is within a few hundred yards.

Pvcu double glazed front door opening into:-

ENTRANCE PORCH 6' 4" x 4' 11" (1.93m x 1.5m) Comprising carpeted floor, single ceiling light fitting, single radiator, coving, wall mounted cupboard housing electric meter and fuseboard, further door through to:-

SPACIOUS ENTRANCE HALL 14' 5" x 6' 4" (4.39m x 1.93m) at maximum measurements. Comprising carpeted floor, single radiator, single ceiling light fitting, smoke detector, coving, loft hatch access via drop down ladder, wall mounted heating control panel, fitted storage cupboard with slatted shelving and hanging rail with fitted electric heater.

SPACIOUS DUAL ASPECT LOUNGE 17' 11" x 11' 10" (5.46m x 3.61m) South and West aspect. Comprising carpeted floor, single radiator, feature stone fireplace with attractive insert and wooden mantle, three wall mounted light fittings, single ceiling light fittings, coving, pvcu double glazed sliding doors opening out onto front garden, pvcu double glazed windows, various power points, television point, coving.

BEDROOM TWO 12' 3" x 9' 11" (3.73m x 3.02m) North aspect. Comprising carpeted floor, single radiator, pvcu double glazed window, single ceiling light fitting, various power points, fitted storage cupboard with hanging rail and shelving above.

DUAL ASPECT MASTER BEDROOM 13' 9" x 10' 10" (4.19m x 3.3m) South and West aspect. Comprising carpeted floor, two pvcu double glazed windows, single radiator, various power points, television point, fitted wardrobes having various hanging rails and shelving for storage.

BEDROOM THREE 10' 3" x 7' 0" (3.12m x 2.13m) East aspect. Comprising carpeted floor, pvcu double glazed window, fitted double wardrobe with hanging rail and shelving, single radiator, single ceiling radiator, pvcu double glazed window.

SPACIOUS KITCHEN/DINING ROOM 16' 4" x 10' 10" (4.98m x 3.3m) North/West aspect. Comprising tile effect vinyl flooring, roll edge laminate work surfaces with cupboard below and matching eye level cupboards, inset one and a half bowl single drainer sink unit with mixer tap, space and provision for oven cooker, space and provision for under counter fridge and freezer units, tiled splashbacks, fitted larder cupboard having various recessed shelving, various power points, two ceiling light fittings, two pvcu double glazed windows, pvcu double glazed side door opening on to feature sun trap rear garden.

FITTED BATHROOM 6' 5" x 5' 10" (1.96m x 1.78m) East aspect. Comprising vinyl flooring, panel enclosed bath with wall mounted Triton electric shower over, fully tiled walls, pedestal hand basin with vanity unit below, wall mounted vanity unit mirror, wall mounted electric heater, single radiator, pvcu double glazed obscure glass window, single ceiling light fitting.

SEPARATE WC 6' 5" x 2' 11" (1.96m x 0.89m) Comprising vinyl flooring, low flush wc, two recessed shelving units, obscure glass pvcu double glazed window, single ceiling light fitting.

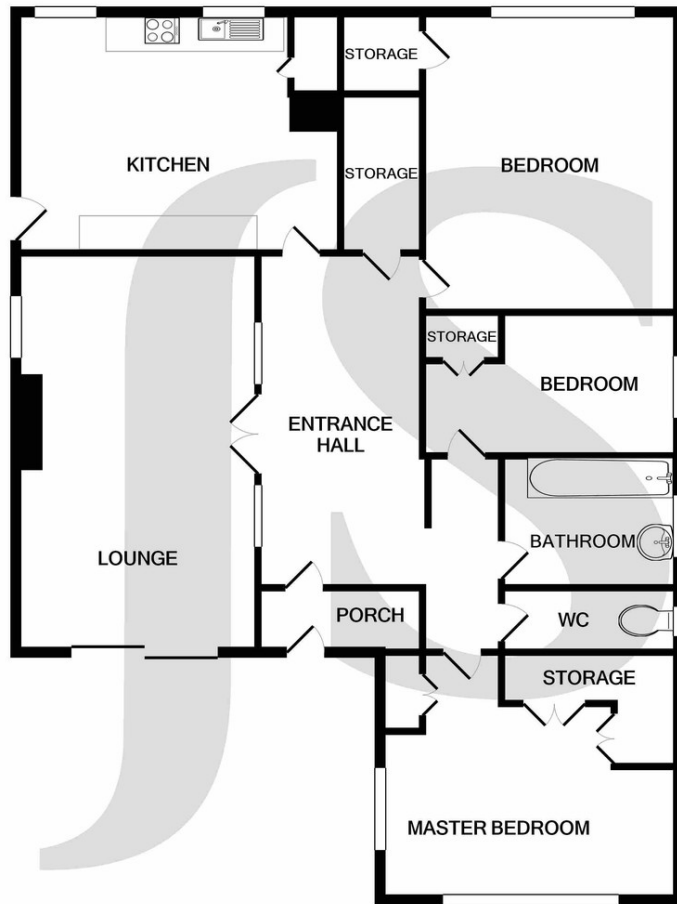
FRONT GARDEN Mainly laid to lawn with feature pond, various shrub and plant borders, private block paved driveway providing off street parking for approximately three plus vehicles leading to:-

GARAGE With up and over door, having power and light, mezzanine pitched roof with extra storage.

FEATURE SUN TRAP REAR GARDEN Patio area leading onto large lawned area having various mature shrub, tree and plant borders, greenhouse, outside light, direct access into garage, outside power socket, side access to private driveway, wall enclosed, separate gated side access.

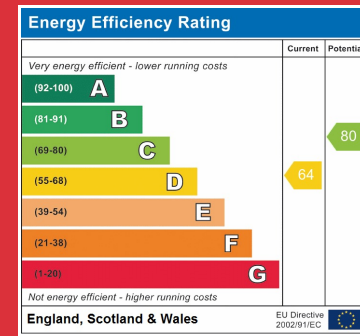


To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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 travelling 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.



Property Details:

Floor Area: 969 sq ft (90 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band D