



Slonk Hill Road | Shoreham by Sea | BN43 6HY  
Guide Price **£500,000**







We are delighted to offer for sale this detached two bedroom bungalow situated in this popular residential location.





# Key Features

- Wealth Of Off Road Parking
- Garage
- Good Size Sun Trap Rear Garden
- Lounge/Dining Room
- Scope To Extend (STNPC)
- Downland Walks Close By
- Sought After Residential Location
- Inspection Is Advised



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Pvcu double glazed front door through to:-

SPACIOUS TRIPLE ASPECT STORM PORCH East, South and West aspect. Comprising floor to ceiling obscure glass pvcu double glazed windows, radiator, door to:-

DOUBLE ASPECT LOUNGE East and South aspect benefitting from distant sea views. Comprising three pvcu double glazed windows with fitted blinds, two radiators, feature fireplace with gas point having a solid oak mantle, coving.

SPACIOUS MODERN KITCHEN East aspect. Comprising two pvcu double glazed windows, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset single drainer sink unit with mixer tap, inset four ring gas hob with extractor fan over, matching integrated oven/cooker, provision for washing machine, space for fridge/freezer, coving, part tiled splashbacks, matching cupboard housing wall mounted Worcester boiler.

INTERNAL HALLWAY Comprising wall mounted heating control panel, airing cupboard housing factory lagged hot water tank with slatted shelving, laminate flooring.

SEPARATE WC West aspect. Comprising pvcu double glazed window, low flush wc, laminate flooring.

MODERN BATHROOM West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath having an integrated shower over, hand wash basin with vanity unit below, fully tiled walls, tiled flooring, wall mounted heated towel rail.

BEDROOM ONE North aspect. Comprising pvcu double glazed sliding door leading out to conservatory, laminate flooring, radiator, fitted mirrored wardrobes with hanging rail and shelving, bedside cabinets, recessed shelving, coving.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, radiator, laminate flooring, coving, fitted mirrored wardrobes with hanging rail and shelving.

LARGE MODERN CONSERVATORY Comprising pvcu double glazed windows and doors, laminate flooring, radiator, two wall mounted lights.

## EXTERNAL

FRONT GARDEN Large block paved area affording off road parking for several vehicles onto large lawned area.

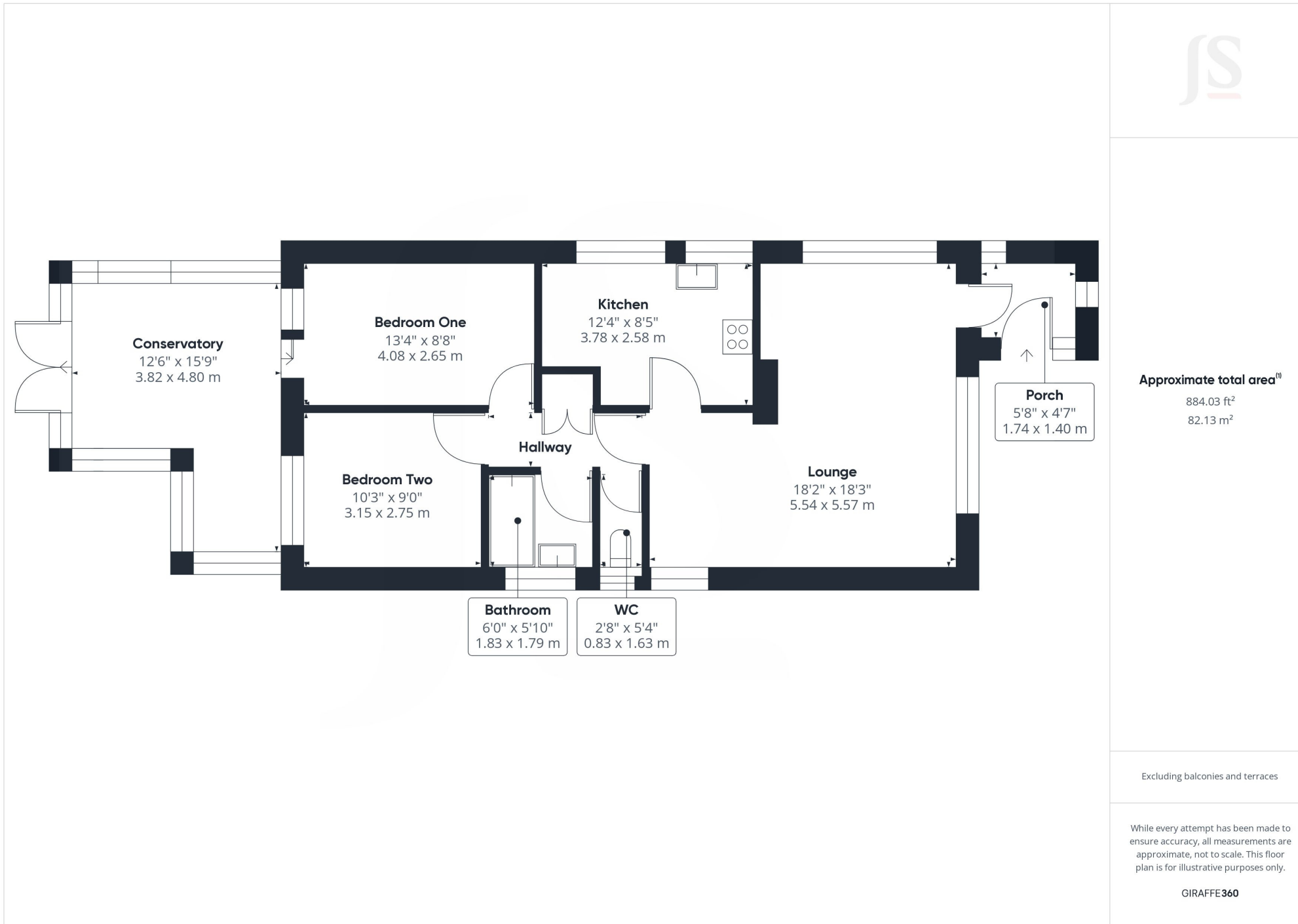
LARGE SUN TRAP REAR GARDEN Large block paved onto large lawned area having various mature shrub, tree and plant borders, sunken pond with built in filter and feature rockery, timber built summerhouse, gate to side access.

## LOCATION

Situated approximately 1 mile North of the centre of Shoreham with its comprehensive shopping facilities, health centre, library, close to bus route and mainline railway station. Pleasant walks and rides over the South Downs are easily accessible, whilst the seafront is just over 1 mile away.







## Property Details:

Floor area (as quoted by EPC): qft

Tenure: Freehold

Council tax band: D

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.