



Slonk Hill Road | Shoreham by Sea | BN43 6HY  
Guide Price £600,000



We are delighted to offer for sale this beautifully presented three bedroom two bathroom detached bungalow situated in this sought after residential location



# Key Features

- Scenic Downland Walks Close By
- Good Size Sun Trap Rear Garden with Sea Views
- Buckingham Park Is Within A Short Walk
- South Facing Balcony
- Roof Top And Sea Views
- Spacious South Facing Lounge
- Versatile Accommodation
- Garage & Off Road Parking
- Impressive Open Plan Kitchen/Diner
- Scope To Extend (Stnpc)



**3 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

## INTERNAL

Pvcu double glazed front door through to:-

ENTRANCE PORCH East aspect benefitting from sea views and towards i360. Comprising sunken spotlight, pvcu double glazed window, door through to:-

SPACIOUS DOUBLE ASPECT LOUNGE East and South aspect benefitting from impressive roof top and sea views. Comprising pvcu double glazed slide door leading out on to SOUTH FACING BALCONY with impressive views, further pvcu double glazed window, solid oak flooring, sunken spotlights.

INTERNAL HALLWAY

BEDROOM THREE East aspect. Comprising pvcu double glazed window, radiator, sunken spotlights.

BEAUTIFULLY PRESENTED MODERN BATHROOM Comprising two obscured glass pvcu double glazed windows, double glazed velux window, panel enclosed bath with shower attachment over, wall mounted heated towel rail, contemporary pedestal hand wash basin, contemporary low flush wc, walk in shower cubicle having a wall mounted electric shower being fully tiled, extractor fan, majority tiled walls, tiled flooring, sunken spotlights.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, radiator, built in storage cupboard with hanging rail and shelving, sunken spotlights, range of contemporary fitted cupboards with hanging rail and shelving..

ENSUITE BEDROOM ONE East aspect. Comprising pvcu double glazed window, radiator, sunken spotlights, door to:-

IMPRESSIVE MODERN SHOWER ROOM/WET ROOM East aspect. Comprising obscure glass pvcu double glazed window, double glazed velux window, walk in shower cubicle having and integrated shower being fully tiled, extractor fan, sunken spotlights, fully tiled walls, wall mounted heated towel rail, tiled flooring.

OPEN PLAN DINING ROOM West aspect. Comprising two double glazed velux windows, sunken spotlights.

OPEN PLAN KITCHEN/BREAKFAST ROOM East, West and South aspect. Comprising solid oak work surfaces with cupboards below, matching eye level cupboards, inset four ring gas hob with oven below and extractor fan over, inset stainless steel single drainer sink unit with mixer tap, provision for washing machine, tiled flooring, oak double glazed bi-folding doors leading out onto impressive sun trap rear garden.

## EXTERNAL

FRONT GARDEN Large paved area affording off road parking for one vehicle leading onto large lawned area having scope for further off road parking (stnpc), various shrub, tree and plant borders, steps up to balcony, gate to side access.

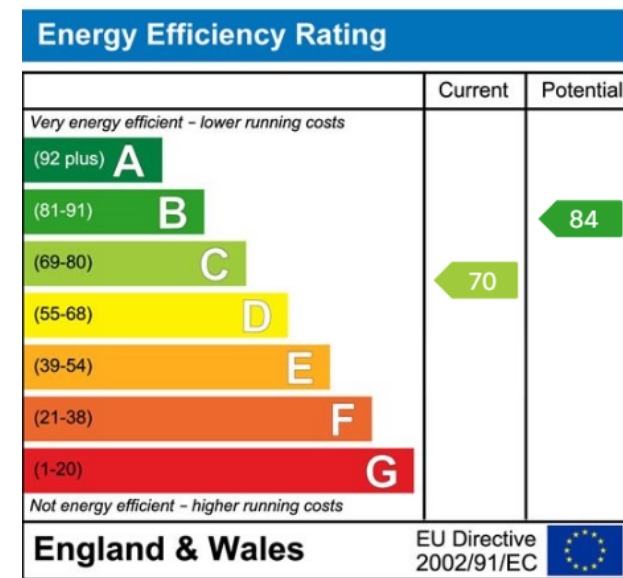
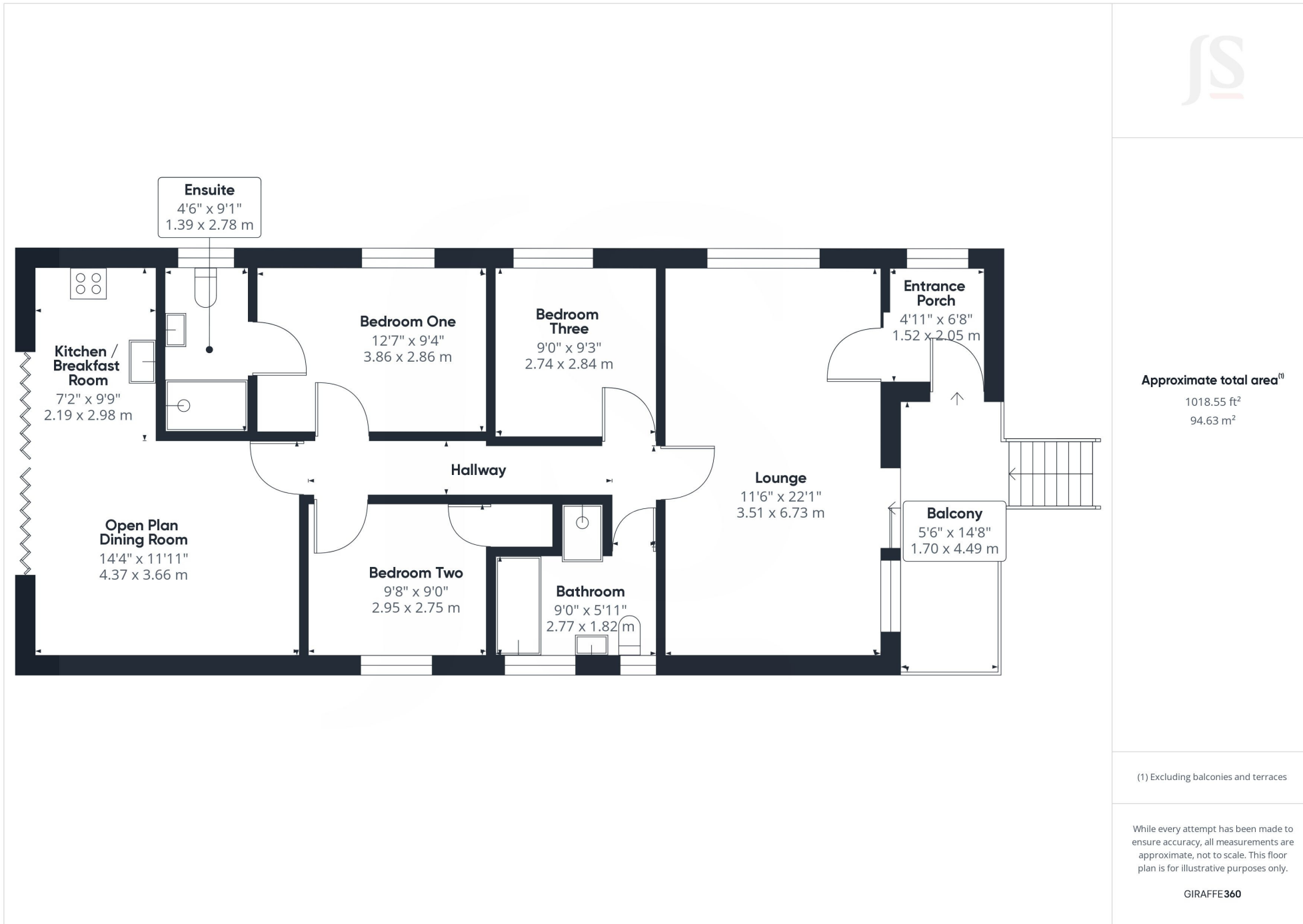
SUN TRAP REAR GARDEN Large block paved area stepping up onto lawned area having various mature shrub, tree and plant borders, impressive roof top and sea views, outside tap, two gates leading to front of property, fence enclosed.

## 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.



To book a viewing contact us on: 01273 441341 | [shoreham@jacobs-steel.co.uk](mailto:shoreham@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



## Property Details:

Floor area (as quoted by EPC: 1023 sqft)

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.