



Downside | Shoreham by Sea | BN43 6HH

Offers Over £550,000





We are delighted to offer for sale this two/three bedroom semi detached chalet house situated in this sought after North Shoreham location.



# Key Features

- Ensuite Bathroom To Master Bedroom
- South Facing Rear Garden
- Detached Garage
- Electric Vehicle Podpoint Charger 7KW
- Distant Roof Top And Sea Views
- Through Lounge/Diner
- Two Bathrooms
- Sun Room/Utility Room
- Modern Double Aspect Kitchen
- Buckingham Park Near By
- Good School Catchment Area



2/3 Bedrooms



2 Bathrooms



2/3 Reception Rooms

## INTERNAL

Pvcu double glazed door through to:- SPACIOUS ENTRANCE HALL Comprising built in storage cupboard, understairs storage cupboard, radiator, laminate flooring, sunken spotlights, picture rail.

OPEN PLAN DINING ROOM North aspect. Comprising pvcu double glazed bay window with fitted blinds, radiator, built in storage cupboard, laminate flooring, sunken spotlights, opening to:-

SPACIOUS SOUTH FACING LOUNGE Comprising fireplace with wood mantelpiece, bespoke integrated shelving and cupboards, laminate flooring, radiator, pvcu double glazed doors and window leading out onto South facing rear garden.

MODERN DOUBLE ASPECT SPACIOUS KITCHEN East and North aspect. Comprising leaded light pvcu double glazed window with fitted blind, obscure glass pvcu double glazed window, laminate worksurfaces with cupboards below, matching eye level cupboards, inset Siemens double fan oven, inset AEG induction hob, matching integrated Bosch dishwasher, inset single drainer sink unit with contemporary mixer tap, space for fridge/freezer, laminate flooring, sunken spotlights.

GROUND FLOOR BATHROOM East aspect. Comprising obscured glass pvcu double glazed window, panel enclosed bath with shower attachment, pedestal hand wash basin, low flush wc, part tiled walls, sunken spotlight, wall mounted heated towel rail.

BEDROOM THREE/THIRD RECEPTION ROOM South aspect. Comprising pvcu double glazed sliding door leading out onto sun room/utility room, laminate flooring, sunken spotlights, picture rail, radiator, built in cat flap.

SUN ROOM/UTILITY ROOM South aspect. Comprising pvcu double glazed window and slide door onto South facing rear garden, tiled flooring, provision for washing machine, space for fridge/freezer.

FIRST FLOOR Comprising pvcu double glazed velux window.

MASTER ENSUITE BEDROOM ONE South aspect benefitting from distant roof top and sea views. Comprising two pvcu double glazed windows with fitted blinds, dressing area, built in cupboards with hanging rail and shelving, built in storage cupboard, radiator, sunken spotlights, door to:-

ENSUITE BATHROOM South aspect. Comprising smoked glass pvcu double glazed window, panel enclosed bath shower attachment over, shower cubicle being fully tiled having an integrated shower with shower attachment. Recessed shelving, contemporary hand wash basin with vanity unit below, low flush wc, wall mounted heated towel rail, fully tiled walls, extractor fan, sunken spotlights, laminate flooring.

BEDROOM TWO North aspect. Comprising two pvcu double glazed velux windows with fitted blinds, two eaves storage cupboards, sunken spotlights.

## EXTERNAL

FRONT GARDEN Paved walkway onto laid chipstone having various mature shrub, tree and plant borders, outside tap.

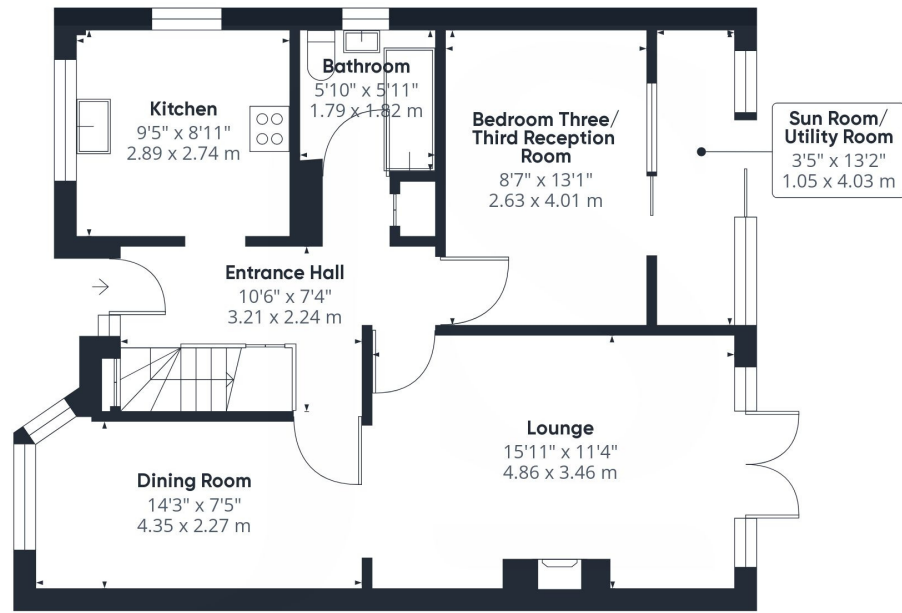
SOUTH FACING REAR GARDEN Raised decked area stepping down onto large lawned area having raised sleeper borders, gate to side access, wall mounted light.

DETACHED GARAGE With up and over door, having power and lighting.

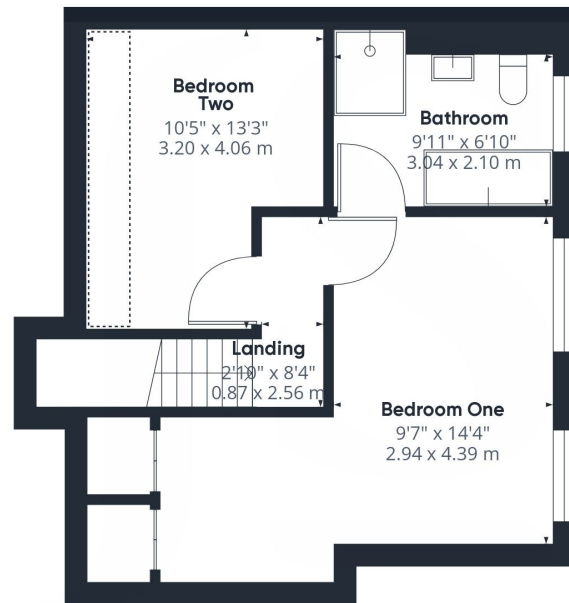
## LOCATION

Conveniently situated on gently rising ground on the southern slopes of the South Downs. The centre of Shoreham is just under 1 mile distant with its comprehensive shopping facilities, bars, restaurants, health centre, library and mainline railway station.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1132.22 ft<sup>2</sup>  
105.19 m<sup>2</sup>

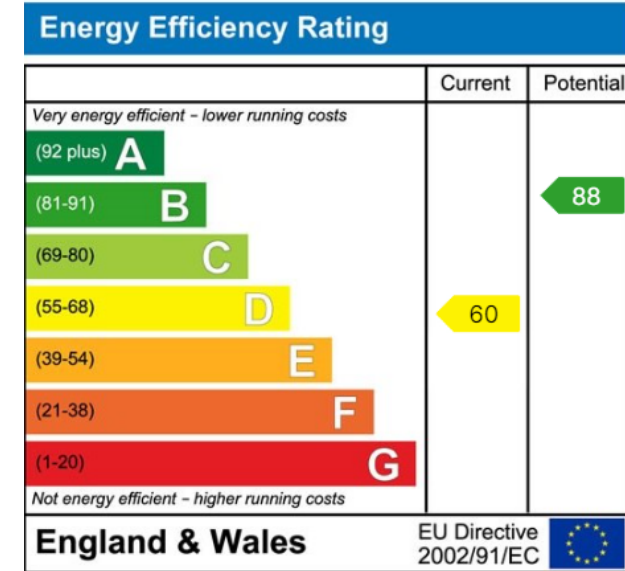
**Reduced headroom**  
25.01 ft<sup>2</sup>  
2.32 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by floorplan): 1132.22 sqft

Tenure: Freehold

Council tax band: C

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.