



Kingston Lane | Shoreham by Sea | BN43 6YB

£589,950

JS
jacobs | Steel



We are delighted to offer for sale this spacious four bedroom semi detached family home situated in this popular Shoreham by Sea location.



Property details: Kingston Lane | Shoreham by Sea | BN43 6YB

Key Features

- Four Bedroom Semi Detached House
- Sun Trap Rear Garden
- Spacious Open Plan Modern Kitchen/Dining Room
- Versatile Living Accommodation
- Main Bedroom With Ensuite Shower Room
- Separate Lounge
- Modern Family Bathroom
- Good School Catchment Area
- Large Entrance Hall
- Off Road Parking

**4 Bedrooms**

**2 Bathrooms**

**1 Reception Room**

INTERNAL

Obscure glass composite front door through to:-

SPACIOUS ENTRANCE HALL North aspect. Comprising pvcu double glazed window with fitted blind, contemporary upstanding radiator with inset mirror, tiled flooring, recessed lighting with LED colour controls, stairs to first floor.

SPACIOUS OPEN PLAN MODERN KITCHEN/DINING ROOM North and West aspect. Comprising pvcu double glazed window, pvcu double glazed bifold doors out to rear garden, square edge work surface with fitted range of cupboards and drawers, inset one and a half bowl composite sink unit with mixer tap, space and plumbing for washing machine, integrated Beko dishwasher, space for undercounter fridge or tumble dryer, space for freestanding fridge/freezer, integrated eye level double oven/grill, inset electric hob with contemporary extractor fan over, integrated wine cooler, radiator, tiled flooring, skylight, recessed lighting with LED colour controls.

GROUND FLOOR ENSUITE BEDROOM ONE West aspect. Comprising pvcu double glazed windows, pvcu double glazed door out to rear garden, single radiator, contemporary upstanding radiator, laminate flooring, single light fitting, recessed lighting, range of fitted wardrobes with mirrored doors and feature LED lights, skylight, door to:-

ENSUITE SHOWER ROOM West aspect. Comprising obscure glass pvcu double glazed window with fitted blind, hand wash basin with mixer tap and vanity unit below, low flush wc, corner shower cubicle with integrated shower and shower attachment, ladder style heated towel rail, tiled flooring, part tiled walls, recessed lighting, extractor fan.

SEPARATE LOUNGE East aspect. Comprising pvcu double glazed window with fitted blind, radiator, contemporary ceiling mounted light fitting, coving, wood effect laminate flooring, inset wood burner.

GROUND FLOOR BEDROOM FOUR East aspect. Comprising pvcu double glazed window with fitted blind, radiator, wood effect flooring, two light fittings, understairs storage cupboard.

FIRST FLOOR LANDING North aspect. Comprising two velux windows, hatch to loft space, door into eaves storage space, carpeted flooring.

BEDROOM THREE East aspect. Comprising pvcu double glazed window with fitted blind, contemporary upstanding radiator, wood effect laminate flooring, single light fitting, recessed spotlights, door to eaves storage.

BEDROOM TWO West aspect. Comprising pvcu double glazed window with fitted blind, carpeted flooring, radiator, single light fitting, recessed lighting,

INTERNAL Continued....

SPACIOUS FOUR PIECE BATHROOM West and North aspect. Comprising obscure glass pvcu double glazed window, pvcu double glazed window with fitted roller blind, corner shower cubicle with integrated shower and shower attachment, panel enclosed bath with mixer tap and tiled splashback, hand wash basin with mixer tap and vanity unit below, low flush wc, range of fitted storage cupboards, vinyl flooring, recessed lighting with LED colour controls, extractor fan.

BEDROOM TWO West aspect. Comprising pvcu double glazed window with fitted blind, carpeted flooring, radiator, single light fitting, recessed lighting,

SPACIOUS FOUR PIECE BATHROOM West and North aspect. Comprising obscure glass pvcu double glazed window, pvcu double glazed window with fitted roller blind, corner shower cubicle with integrated shower and shower attachment, panel enclosed bath with mixer tap and tiled splashback, hand wash basin with mixer tap and vanity unit below, low flush wc, range of fitted storage cupboards, vinyl flooring, recessed lighting with LED colour controls, extractor fan.

EXTERNAL

FRONT GARDEN Laid to hardstanding providing off street parking for approximately two vehicles, paved pathway leading to front door and side access gate, feature block paving and slate borders, dwarf wall and fence enclosed.

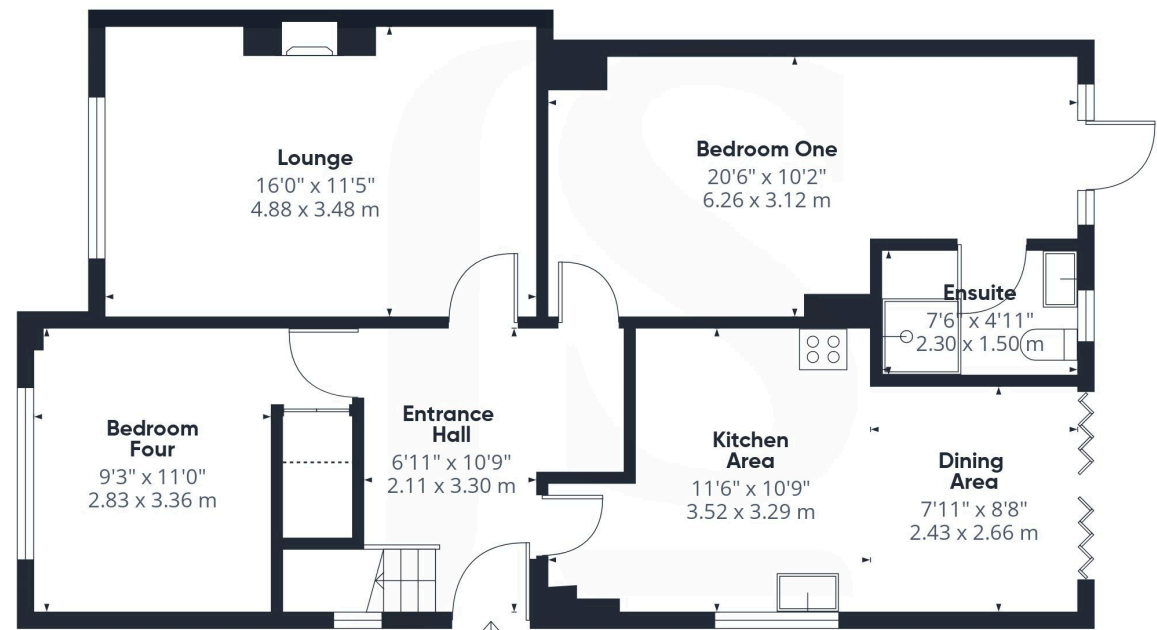
FEATURE WEST FACING REAR GARDEN Comprising large paved patio area leading onto lawned area and shingle area, steps up to raised patio area, large timber built shed, outside lighting, gate to side access, fence enclosed.

LOCATION

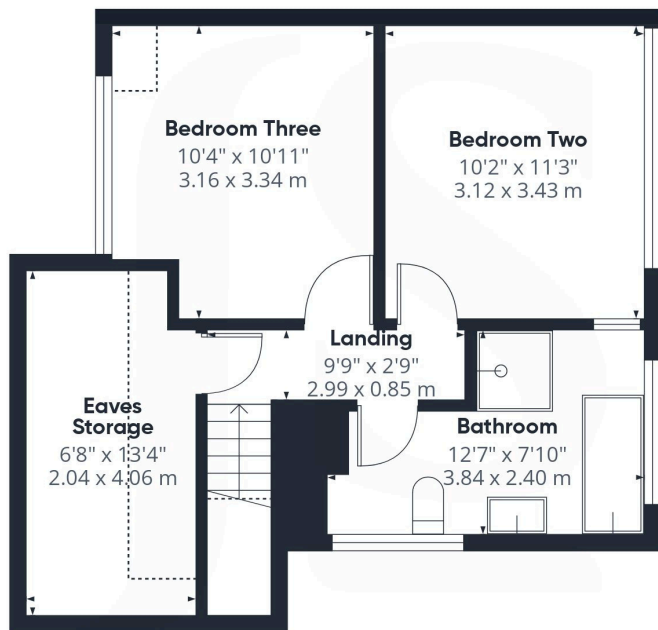
Conveniently situated on the border of Shoreham and Southwick close to the old Hamlet of Kingston Buci. The centre of Southwick has comprehensive shopping facilities and a railway station, whilst the Holmbush shopping centre with Marks & Spencer and Tesco's is approximately ¾ mile away. Kingston Beach is ½ mile away, whilst pleasant Downland walks and rides are close at hand.



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



Ground Floor



Floor 1



Approximate total area^m
1236 ft²
114.8 m²

Reduced headroom
62 ft²
5.8 m²

(1) Excluding balconies and terraces

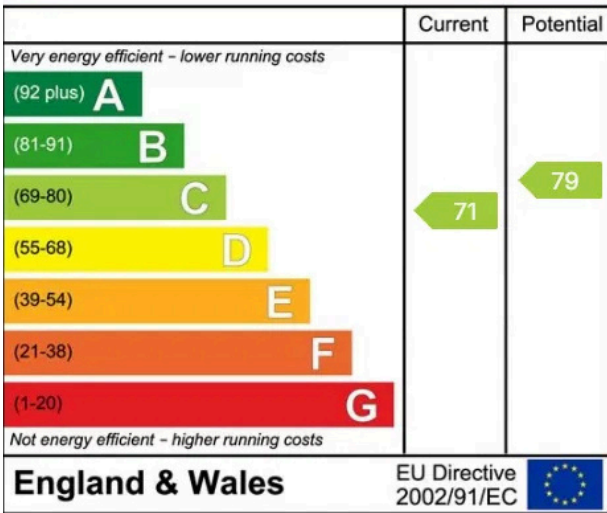
Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating



Property Details:

Floor area (as quoted by floorplan): 1236sqft

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.