



Winterton Way, Shoreham By Sea
£550,000



Property Type: Detached Bungalow

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: E

- Three Bedroom Detached Bungalow
- Open Plan Lounge / Dining Room
- Spacious Kitchen
- Main Bedroom
- Family Bathroom
- Sun Trap Rear Garden
- Off-Road Parking & Garage
- Scope to Extend (STNPC)
- No Onward Chain
- Popular Shoreham Beach Location

We are delighted to offer for sale this spacious three bedroom detached bungalow with scope to extend (STNPC) situated in this popular Shoreham Beach location.



Situated on level ground within 500 yards of the Foreshore. Local shops can be found in Ferry Road and the footbridge provides access to Shoreham Town Centre with its comprehensive Shopping Facilities, Library, Health Centre and Mainline Railway Station.



Obscure pvcu double glazed window, obscure pvcu double glazed front door leading to:-

SPACIOUS ENTRANCE HALL Carpeted flooring, coving, loft hatch access, two single light fittings.

BEDROOM ONE East aspect. Comprising pvcu double glazed window, two radiators, single light fitting, coving, built in wardrobe with hanging rail and shelving.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, radiator, single light fitting, coving.

FAMILY BATHROOM South aspect. Obscure pvcu double glazed window, panel enclosed bath, shower cubicle with Triton wall mounted electric shower benefitting from fully tiled walls, low flush wc, handwash basin with mixer tap and vanity unit below, part-tiled walls, tiled flooring, radiator, single light fitting.

BEDROOM THREE North aspect. Comprising pvcu double glazed window, radiator, single light fitting, carpeted flooring.

KITCHEN South aspect. Comprising pvcu double glazed window, roll edge laminate worksurfaces with cupboards below and matching eye level cupboards, inset single drainer stainless steel sink unit with drainer board, wall mounted Worcester combination boiler, vinyl flooring, single light fitting, space and provision for appliances include four ring gas cooker, dishwasher, washing machine, fridge/freezer.

DUAL ASPECT LOUNGE South and West aspects. Comprising pvcu double glazed window, pvcu double glazed sliding door leading into conservatory, carpeted flooring, two light fittings, two radiators, feature fireplace housing coal effect electric fire with tiled hearth and attractive wooden surround, two wall mounted light fittings, coving.

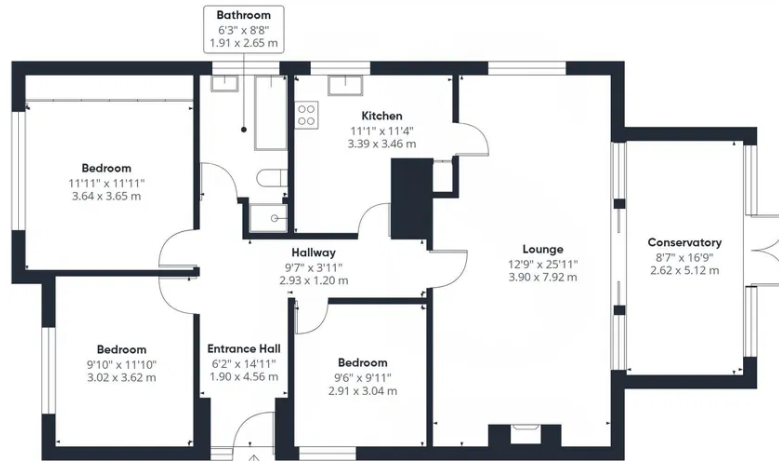
CONSERVATORY Benefitting from power with space and provision for tumble dryer.

SUN TRAP WEST FACING REAR GARDEN Stepping out onto large patio area having various raised brick sleeper beds with mature shrub, tree and plant borders. Benefitting from being wall and fence enclosed, gate to side access, outside tap, green house.

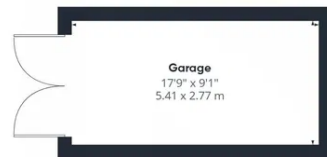
FRONT GARDEN Shared drive way affording off-road parking for multiple vehicles, brick raised flower beds with mature shrubs and plants.

GARAGE Benefitting from power and lighting, shelving, housing gas meter, wall mounted fuse box, space and provision for tumble dryer.





Ground Floor Building 1



Ground Floor Building 2



Approximate total area^{an}
1316 ft²
122.2 m²

(1) Excluding balconies and terraces

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.