



PEAR  
PROPERTIES



Crown Road, Shoreham-By-Sea  
Shoreham-By-Sea

Guide Price **£375,000**



## Crown Road

Shoreham-By-Sea, Shoreham-By-Sea

Chain-free 2-bed semi-detached bungalow with spacious living room, sunroom, modern shower room, large garden, patio, garage and driveway.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi Detached Bungalow
- Chain Free
- Two Double Bedrooms
- Spacious Living Room & Additional Sunroom
- Garage & Driveway For Multiple Vehicles
- Large Rear Garden
- Fully Tiled Shower Suite
- Please Take A Look At Our Virtual Tour & Walk Through Video



### Living Room

12' 6" x 9' 8" (3.81m x 2.95m)

Spacious and bright well presented living room

### Kitchen

9' 8" x 7' 6" (2.95m x 2.28m)

Fitted kitchen with a range of base and wall units, space for appliances and table and chairs.

### Bathroom

6' 4" x 7' 4" (1.93m x 2.24m)

Fully tiled bathroom comprising shower cubicle, WC, hand wash basin and heated towel rail.

### Bedroom One

12' 5" x 10' 8" (3.78m x 3.25m)

Spacious double bedroom with built in wardrobes and window overlooking rear garden

### Bedroom Two

8' 10" x 10' 9" (2.69m x 3.27m)

Good sized second bedroom flowing into the sunroom

### Sunroom

7' 2" x 13' 11" (2.19m x 4.24m)

Additional sunroom, with patio doors leading to rear garden



## REAR GARDEN

Large rear garden with well maintained lawn and patio area.  
Direct access to garage and driveway

## FRONT GARDEN

Well maintained front garden

## DRIVEWAY

2 Parking Spaces

Driveway with space for multiple vehicles

## GARAGE

Single Garage

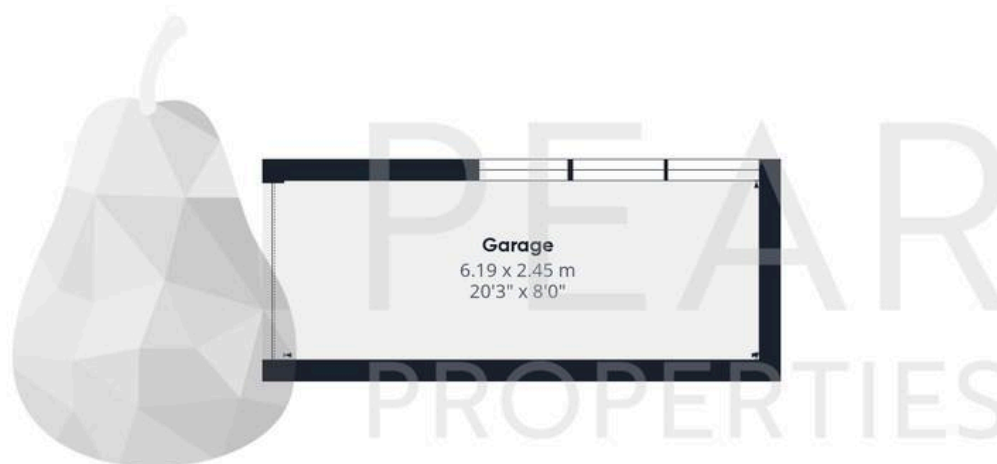




Ground Floor Building 1

Approximate total area<sup>(1)</sup>

75.1 m<sup>2</sup>  
808 ft<sup>2</sup>



Ground Floor Building 2

(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



# Pear Properties

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