



10 Downside Close | | Shoreham-By-Sea | BN43 6AF

WB
WARWICK BAKER
ESTATE AGENT



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£565,000

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WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS EXCEPTIONAL OPPORTUNITY TO ACQUIRE A RARELY AVAILABLE DETACHED BUNGALOW IN THE HIGHLY DESIRABLE NORTH SHOREHAM AREA. IDEALLY SITUATED CLOSE TO BUCKINGHAM PARK AND JUST 1 MILE FROM THE MAINLINE RAILWAY STATION (WITH DIRECT CONNECTIONS TO LONDON VICTORIA IN ONLY 80 MINUTES), THIS PROPERTY TRULY COMBINES CONVENIENCE WITH CHARM.

Upon entering, you are greeted by a welcoming entrance vestibule leading to a spacious 'L' shaped hallway. The expansive dual aspect lounge provides a bright and airy atmosphere, flowing seamlessly into a stunning triple aspect conservatory room, perfect for soaking up the sun. The well-appointed kitchen/breakfast room is ideal for both everyday living and entertaining.

- ENTRANCE VESTIBULE + ENTRANCE HALL
- 13' KITCHEN/BREAKFAST ROOM
- 50' SOUTH FACING REAR GARDEN
- THREE DOUBLE BEDROOMS
- FULLY TILED BATHROOM
- NO UPWARD CHAIN
- 16' DUAL ASPECT LOUNGE
- SEPARATE CLOAKROOM
- 19' CONSERVATORY ROOM
- 40' FRONT GARDEN + PRIVATE DRIVEWAY + 17' DETACHED GARAGE

Part frosted double glazed front door leading to:

ENTRANCE VESTIBULE

4'0" x 3'4" (1.22 x 1.03)

Double glazed window to the side having an easterly aspect.

Part frosted glazed door off entrance vestibule leading to:

ENTRANCE HALL

13'1" x 8'11" (4.00 x 2.74)

Being ' L ' shaped, single panel radiator, door giving access to airing cupboard with single panel radiator and slatted shelving over, door giving access to storage cupboard with hanging and shelving space, access to loft storage space.

Part frosted glazed door off entrance hall to:

LOUNGE

16'4" x 11'6" (5.00 x 3.52)

Having a dual aspect, double glazed windows to the rear having a favoured southerly aspect, double glazed windows to the side having a westerly aspect, feature wall mounted gas fire, double panelled radiator.

Double glazed door off lounge to:

CONSERVATORY ROOM

19'4" x 13'0" (5.91 x 3.97)

Having a triple aspect, double glazed windows to the side having a westerly aspect, double glazed windows to the rear having a favoured southerly aspect, double glazed widows to the side having an easterly aspect, two double panelled radiators, lofted UPVC roof space with electric fan.

Part frosted glazed door off entrance hall to:

KITCHEN/BREAKFAST ROOM

13'9" x 9'9" (4.21 x 2.98)

Being fully tiled, comprising 1 1/4 bowl UPVC sink unit with mixer tap inset into granite effect worktop, drawer and storage cupboards under, space and plumbing for washing machine to the side, built in ' NEFF ' electric oven to the side with built in electric grill over, storage cupboards under and over, adjacent matching worktop with inset ' HOTPOINT ' gas four ring hob, drawer and cupboard under, space and plumbing for slimline dishwasher to the side, complimented by matching wall units

over, built in extractor hood to the side, display shelving to the side, three seater breakfast island with matching worktop, drawer and storage cupboards under, single panel radiator, further adjacent matching worktop with drawers and cupboards under, space for tumble dryer to the side, complimented by matching wall units over, ' VAILLANT ' wall mounted gas fired combination boiler to the side, space for tall fridge/freezer to the side, door giving access to storage cupboard housing electric trip switches and electric meter, shelving over, tiled flooring, double glazed windows to the side having a westerly aspect, double glazed windows to the front, part frosted double glazed door giving access to the driveway.

Door off entrance hall to:

BEDROOM 1

14'2" x 9'11" (4.34 x 3.04)

Double glazed windows to the rear having a favoured southerly aspect, double panelled radiator, step in fully tiled shower cubicle with built in shower with separate shower attachment, sliding UPVC shower door.

Door off entrance hall to:

BEDROOM 2

11'6" x 10'0" (3.52 x 3.05)

Double glazed windows to the front, double panelled radiator.

Door off entrance hall to:

BEDROOM 3

11'0" x 8'1" (3.36 x 2.47)

Double glazed windows to the rear having a favoured southerly aspect, double panelled radiator, door giving access to storage cupboard with shelving.

Door off entrance hall to:

BATHROOM

Being fully tiled, comprising panelled bath with antique style mixer tap with separate shower attachment, twin handgrips, single handgrip, vanity unit with sink unit with hot and cold taps, double panelled radiator, high level electric heater, tiled flooring, frosted double glazed windows.

Door off entrance hall to:

SEPARATE CLOAKROOM

Being fully tiled, comprising low level wc, single panelled radiator, tiled flooring, frosted double glazed windows.

Twin double glazed French doors off conservatory room to:

REAR GARDEN

50'10" x 44'3" (15.50 x 13.50)

Being tiered, patio slab area partly enclosed by privacy fencing, three steps down to patio slab area, five steps down to lawned area, all enclosed by high hedging and fencing. Timber built summerhouse 3.61 x 2.37 (11'10" x 7'9"), having a triple aspect with with glazed windows and twin partly glazed doors, exposed timber floor with sloping ceiling.

FRONT GARDEN

40'4" x 41'7" (12.30 x 12.70)

With tiered lawned area, rockery and patio slab area, low hedging, part tarmac driveway leading to patio slab driveway leading to:

GARAGE

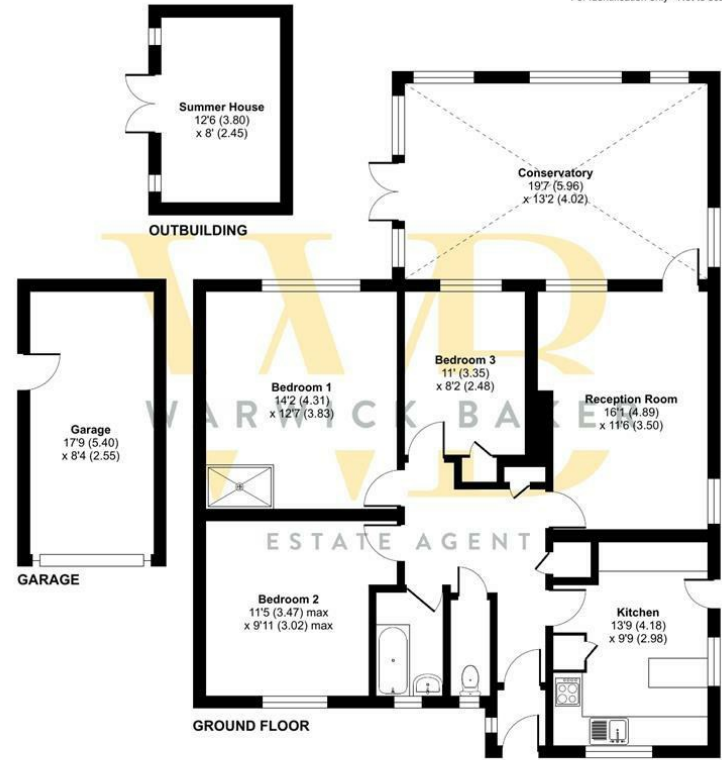
17'8" x 8'4" (5.40 x 2.55)

With up and over door, part frosted double glazed door giving access to the rear garden



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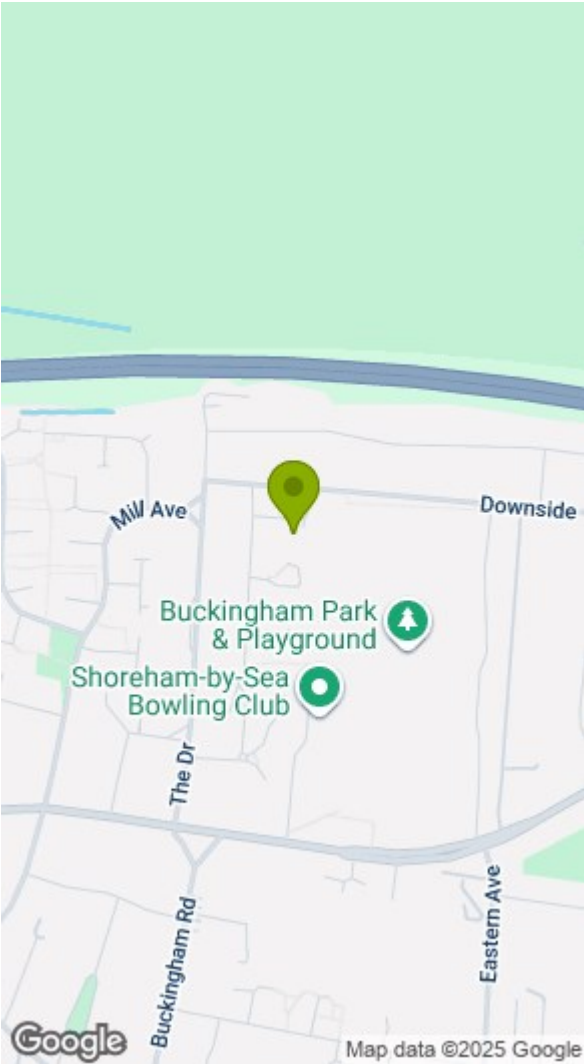
Approximate Area = 1255 sq ft / 116.5 sq m
Garage = 148 sq ft / 13.7 sq m
Outbuilding = 100 sq ft / 9.2 sq m
Total = 1503 sq ft / 139.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1335014

Disclaimer

- * These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- * All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- * All measurements are approximate



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	