



Rosslyn Road, Shoreham-By-Sea BN43 6WL



welcome to

Rosslyn Road, Shoreham-By-Sea

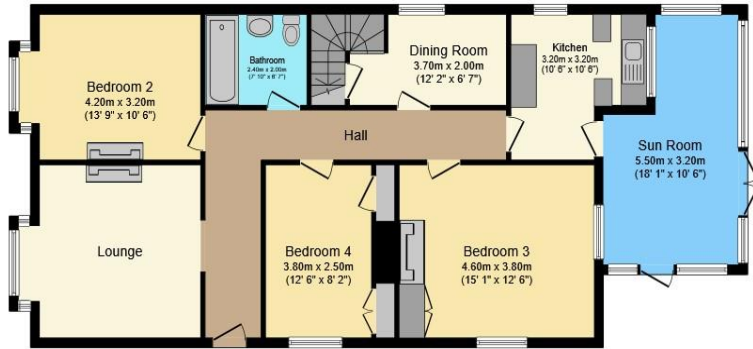
Situated in the heart of Shoreham, this property provides an ideal location for families with excellent local transport links, including a direct mainline railway service to Victoria, school catchment area and walking distance to all local amenities.

This chain-free property, with a little imagination, offers almost unlimited possibilities; your own blank canvas with the potential to extend (STNP), providing you with a unique opportunity to create a very desirable family home.

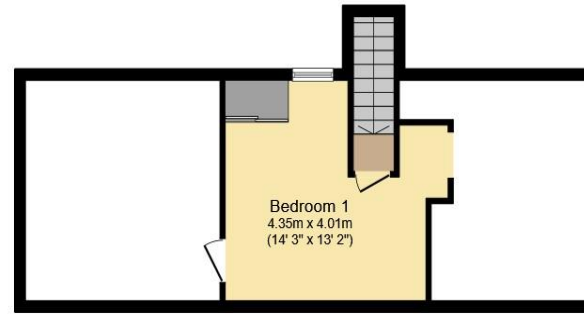
Entering the property through the L-shaped hallway you have access to a southern aspect living room with bay window and a feature fireplace. The fireplaces continue to feature in two of the double bedrooms, which also have double glazed windows. These generously sized downstairs rooms offer versatile accommodation. The bathroom is tiled with a bath and electric shower.

The dining room has access via a staircase to a large upstairs loft room with a dormer window, creating a fourth bedroom. There is also a very generous loft space to both the back and front of the house which could be converted into further bedrooms, leaving the ground floor areas free for conversion into a large, modern, open-plan living space. The kitchen at the rear opens onto a triple aspect conservatory with French windows which give access to a mature, rear garden, with a paved patio area and lawn, leading to a greenhouse and detached garage.





Ground Floor



First Floor



Garage



Total floor area 143.0 sq.m. (1,539 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Rosslyn Road, Shoreham-By-Sea

- DETACHED BUNGALOW
- NO ON-GOING CHAIN
- GARAGE & OFF-ROAD PARKING
- POTENTIAL TO EXTEND (STNP)
- CENTRAL SHOREHAM LOCATION

Tenure: Freehold EPC Rating: G

offers over

£500,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SHM105128



Property Ref:
SHM105128 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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