

Downside, Shoreham by Sea - Guide Price £475,000

# Downside, Shoreham by Sea

## The Property & Area

Located on Downside, close to Buckingham Park, this beautiful detached bungalow has been extended at the rear to create a more usable, open feel to the living space.

The layout of this bungalow gives you options. There are currently two reception areas, but the extension lends itself well to being used as the main open-plan living space, which would free up the separate lounge to be used as a third bedroom if needed.

It's a flexible setup depending on how you would like to live in it.

The kitchen has bi fold doors opening onto a secluded patio area, and there is a modern bathroom, so it's ready to move into without needing to take on a project

There are two bedrooms at the moment, with the potential to create a third as mentioned, whether that's for family or guests.

The garden has a lovely, established feel and is set over slightly raised levels meaning you get to use all of the space. From the top section, you get distant sea views of Shoreham and the coast, which is a lovely feature on sunny day. T

There's also a log cabin at the top of the garden that works well as a home office or gym with a raised deck seating area.

Parking is taken care of with a driveway to the front for at least 2 cars and a garage to the side.

Shoreham continues to draw people in for its mix of coastal living and practicality. Between the river, the beach, local cafés, schools, and the mainline station, it works well for both day-to-day family life and commuting.

Top arrange your viewing, get in touch with our team on 01273 661577!

Material Information:

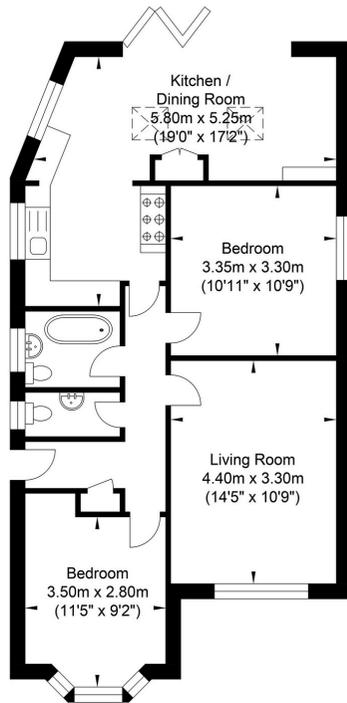
Tenure: Freehold

Council Tax: C

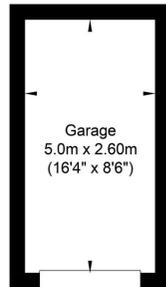


# Floorplan

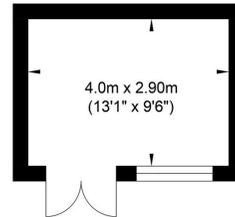
## Downside, Shoreham-by-Sea



Ground Floor  
Approximate Floor Area  
735.39 sq ft  
(68.32 sq m)



Garage  
Approximate Floor Area  
139.93 sq ft  
(13.0 sq m)



Outbuilding  
Approximate Floor Area  
124.86 sq ft  
(11.60 sq m)



Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 68.32 sq m / 735.39 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



# Oakley

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