



Kingston Lane, Shoreham by Sea

Offers Over **£550,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Integral Garage
- Off Road Parking For Several Vehicles
- Sun Trap West Facing Rear Garden
- Lounge Through Diner
- Family Bathroom
- Shoreham Academy Catchment Area
- Scope To Extend (Stnpc)
- Viewing Recommended

We are delighted to offer for sale this spacious 3 bedroom semi detached house situated on level ground within this popular residential location.

Conveniently situated on the border of Shoreham and Southwick close to the old Hamlet of Kingston Buci. The centre of Southwick has comprehensive shopping facilities and a railway station, whilst the Holmbush shopping centre with Marks & Spencer and Tesco's is approximately $\frac{3}{4}$ mile away. Kingston Beach is $\frac{1}{2}$ mile away, whilst pleasant Downland walks and rides are close at hand.





DOUBLE ASPECT STORM PORCH South and East aspect. Comprising pvcu double glazed windows, laminate flooring, private front door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, coving, sunken spotlights.

THROUGH LOUNGE/DINING ROOM East and West aspect. Comprising double glazed window, two radiators, built in storage space, recessed shelving, sunken spotlights, fitted desk, coving, pvcu double glazed slide door leading out onto rear garden.

SPACIOUS DOUBLE ASPECT KITCHEN North and West aspect. Comprising pvcu double glazed window with fitted roller blind, pvcu double glazed door out to side access, sunken spotlights, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl sink unit with contemporary mixer tap, provision for washing machine and dishwasher, part tiled splash backs, space for fridge/freezer, four ring gas hob with oven cooker below and extractor fan over, under stairs storage cupboard, coving.

FIRST FLOOR LANDING Comprising loft hatch access, obscure glass pvcu double glazed window with fitted roller blind, open plan storage space, built in storage cupboard with slatted shelving and cupboard over, coving.

BEDROOM ONE East aspect. Comprising two pvcu double glazed windows, radiator, fitted wardrobes with hanging rail and shelving.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, radiator, fitted wardrobe with hanging rail and shelving, further cupboards over, coving.

BEDROOM THREE West aspect. Comprising pvcu double glazed window, radiator, coving, fitted mirrored wardrobe with hanging rail and shelving.

FAMILY BATHROOM North aspect. Comprising two obscured glass pvcu double glazed windows with fitted roller blinds, panel enclosed bath having a wall mounted electric shower and grab rail, Hand wash basin, low flush wc, radiator, fully tiled walls, extractor fan, coving.

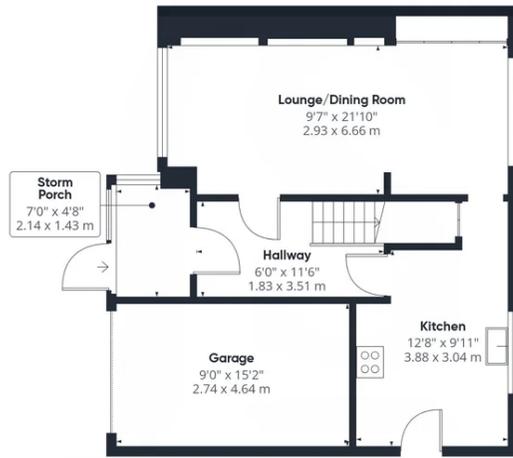
FRONT GARDEN Large block paved area affording off road parking for approximately five vehicles, gate to side access, wall mounted light, being dwarf wall enclosed.

SUN TRAP WEST FACING GARDEN Large paved area onto large lawned area having various shrub and plant borders, external power points, outside tap, wall mounted lights, fence and wall enclosed. Large timber built pergola.

EXTERNAL BRICK BUILT WORKSHOP Comprising low flush wc, hand wash basin, three pvcu double glazed windows, benefitting from power and lighting.

INTEGRAL GARAGE With up and over door, benefitting from power and lighting.





Ground Floor



Floor 1

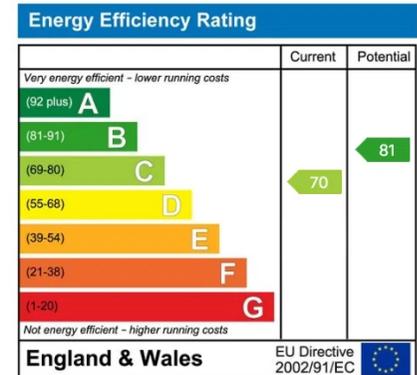


Approximate total area⁽¹⁾
1131 ft²
105.1 m²

(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.

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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.