



Crown Road, Shoreham By Sea

Guide Price **£425,000**



Property Type: Semi Detached House

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Extended Semi Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Garage & Off-Road Parking
- Modern Fitted Kitchen
- Sun Trap Rear Garden
- Fitted Shower Room
- No Onward Chain
- Potential To Extend (STNPC)
- Popular Shoreham Location

We are delighted to offer for sale this spacious and extended two bedroom two reception room semi detached bungalow situated in this popular Shoreham location.

Conveniently located close to Southlands hospital and Shoreham's Holmbush centre (Tesco, Marks & Spencer's and Next), whilst being close to bus routes for Brighton, Shoreham & Worthing. The centre of Shoreham is within 1 mile, which has more comprehensive shopping facilities, health centre, library and mainline railway station. Pleasant walks over the downs can be accessed via Upper Kingston Lane.





Pvcu obscure glass front door through to:-

SPACIOUS ENTRANCE HALL Comprising carpeted flooring, radiator, coving, loft hatch access with drop down ladder, fitted storage cupboard housing Worcester combination boiler, wall mounted cupboard housing electric meters, single light fitting.

SPACIOUS LOUNGE West aspect. Comprising pvcu double glazed bay window, carpeted flooring, single radiator, three wall mounted light fittings, feature fireplace with attractive surround having an electric fire, coving.

DUAL ASPECT MODERN KITCHEN West and north aspects. Comprising two pvcu double glazed windows with fitted roller blinds, laminate work surfaces with cupboards below and matching eye level cupboards, inset stainless steel sink unit with drainer board and mixer tap, four ring induction hob, inset eye level oven, space and provision for fridge/freezer and washing machine. Part tiled walls, coving, recess spot lights, tiled flooring.

BEDROOM ONE East aspect. Comprising pvcu double glazed window, carpeted flooring, single radiator, coving, single ceiling light fitting, built in wardrobes with hanging rails and shelving, two wall mounted light fittings.

SHOWER ROOM North aspect. Comprising obscure glass pvcu double glazed window, tiled flooring, chrome ladder style heated towel rail, hand wash basin with mixer tap and vanity unit below, low flush wc, fitted shower cubicle having an integrated shower, fully tiled walls, single ceiling light fitting, coving, extractor fan, recessed shelving units.

SEPARATE DINING ROOM North aspect. Comprising pvcu double glazed window, pvcu double glazed door opening out onto side access, carpeted flooring, single radiator, single ceiling light fitting, coving, door through to:-

BEDROOM TWO East aspect. Comprising pvcu double glazed window, pvcu double glazed door leading out onto rear garden, carpeted flooring, fitted wardrobes with hanging rails and shelving, fitted drawers, coving, single ceiling light fitting, single radiator.

BRICK BUILT OVERSIZED GARAGE Having an electric up and over door, pvcu double glazed door leading out onto sun trap rear garden, pvcu double glazed window, benefitting from power and lighting.

SUN TRAP REAR GARDEN Stepping out onto large lawned area having various mature shrub, tree and plant borders, timber built storage shed, benefitting from being fully fence enclosed.

FRONT GARDEN Hard standing affording off-road parking for approximately four vehicles, large lawned area being dwarf wall and fence enclosed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.