



Slonk Hill Road, Shoreham by Sea
Offers Over £425,000





Property Type: Detached Bungalow

Bedrooms: 2

Bathrooms: 1

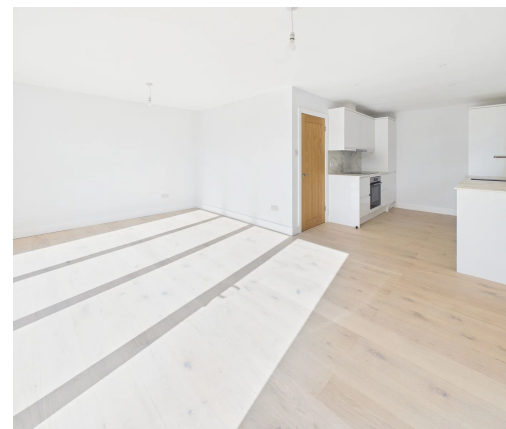
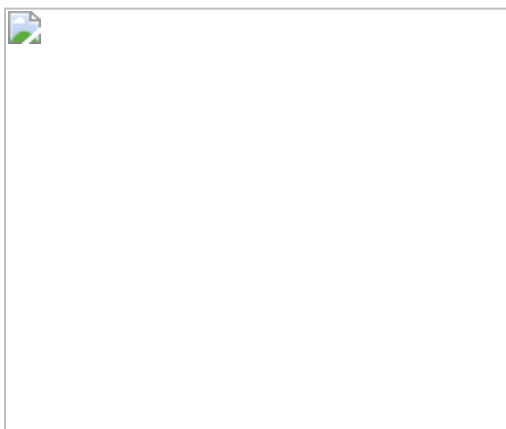
Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Completely Refurbished Throughout To A High Standard
- No Onward Chain
- Two Double Bedrooms
- Open Plan South Facing Lounge
- Detached Garage With Lighting And Power
- Off Street Parking For Four Vehicles
- Open Plan Living Area With Bifold Doors Leading To South Facing Rear Decking Area And Garden
- Popular North Shoreham Location

We are delighted to offer for sale this completely refurbished two bedroom detached bungalow benefitting from a garage and off street parking.



Situated approximately 1 mile North of the centre of Shoreham with its comprehensive shopping facilities, health centre, library, close to bus route and mainline railway station. Pleasant walks and rides over the South Downs are easily accessible, whilst the seafront is just over 1 mile away



Obscure glass pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL East aspect. Comprising obscure glass pvcu double glazed window, radiator, loft hatch access, Kahrs light oak flooring, two pendant light fittings.

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM South and East aspect.

Kitchen Area: East aspect. Comprising pvcu double glazed window, marble effect composite work surfaces with matching upstand and splashback, matching base and eye level units, space for washing machine, inset Grohe stainless steel butler style sink with shower/mixer tap, integrated Bosch dishwasher, integrated Bosch oven with four ring Bosch electric hob over and Bosch stainless steel extractor fan above. Integrated Bosch fridge/freezer, matching cupboard housing newly installed Worcester combination gas boiler and wall mounted new consumer unit. Recessed spotlights, Kahrs light Oak flooring.

Lounge/Dining Area: South aspect. Comprising framed double glazed bi-folding doors out to rear garden, radiator, two pendant light fittings, Kahrs light oak flooring.

DOUBLE ASPECT BEDROOM ONE North and East aspect. Comprising two pvcu double glazed windows, radiator, carpeted flooring, single light fitting.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

SEPARATE WC East aspect. Comprising obscure glass pvcu double glazed window, low flush wc with hidden cistern, marble effect tiled flooring, ceiling light fitting.

SEPARATE BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated rainfall shower over having contemporary brushed brass wall mounted shower controls and shower attachment, wall mounted hand wash basin with vanity unit below and contemporary brushed brass mixer tap, wall mounted brushed brass ladder style heated towel rail, marble effect tiled flooring, extractor fan, recessed spotlights.

FRONT GARDEN Having large lawned area, path to West side leading to front door, driveway to the East side leading to garage and side gate to garden.

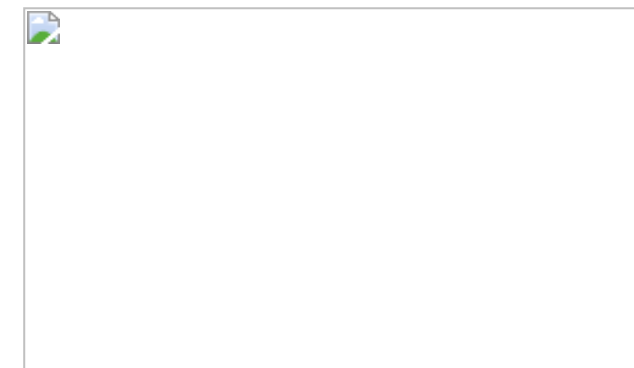
PRIVATE DRIVE TO GARAGE

Driveway providing off street parking for approximately four vehicles.

Brick built garage with electric roller door, benefitting from power and lighting.

SOUTH FACING REAR GARDEN Large raised decking area with wooden balustrade and steps down to large lawned area with paved pathway, leading to paved patio area to rear, gates to side access, two outside lights, fence enclosed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(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 out 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.