

Slonk Hill Road, Shoreham by Sea

Guide Price **£425,000**

Jacobs | Steel









Property Type: Detached Bungalow

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Off Street Parking & Detached Garage
- Within Walking Distance Of Buckingham Park
- No Ongoing Chain
- Popular North Shoreham Location
- Two/Three Bedrooms
- Versatile Living Accomodation
- Popular North Shoreham Location
- Close To Local Bus Route
- Within A Mile Of Shoreham Town Centre
- Pleasant Roof Top Views Over Shoreham Towards The South Downs And Sea

We are delighted to offer for sale this spacious two/three bedroom detached bungalow benefitting from distant sea and downland views in this popular North Shoreham location

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.





Obscured glass pvcu double glazed front door leading into:-

SPACIOUS ENTRANCE HALL South aspect. Comprising obscured glass window, two single light pendants, coving, wood-effect laminate flooring, single wall-mounted radiator, loft hatch access. Two large storage cupboards, one benefiting from slatted shelving and housing the Vaillant combination boiler the other with slatted shelving.

SEPARATE WC South aspect. Comprising obscured glass pvcu double glazed window, low flush wc, fully tiled walls, tiled flooring, single light fitting, coving.

SHOWER ROOM South aspect. Comprising obscured glass pvcu double glazed window, corner hand wash basin with chrome taps, built-in shower cubicle with integrated shower, heated towel rail, fully tiled walls, single light fitting, coving.

DINING ROOM/OFFICE/BEDROOM THREE South aspect benefiting from distant sea views and views over North Shoreham. Comprising pvcu double glazed windows, coving, single light pendant, carpeted flooring and double wall-mounted radiator. Opening leading through to:-

LOUNGE West aspect. Comprising large pvcu double glazed window benefiting from distant views of the South Downs and distant sea views. Comprising coving, two pendant light fittings, carpeted flooring, wall-mounted radiator. Fireplace with fitted gas fire having marble hearth and wooden surround.

BEDROOM ONE East aspect. Comprising pvcu double glazed French doors leading out to the rear garden, modern built-in wardrobes benefiting from shelving, hanging rails and mirrored doors, single light pendant, coving, wall-mounted radiator, wood effect laminate flooring.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, coving, single light pendant, double wall-mounted radiator modern built-in wardrobes, wood effect laminate flooring.

KITCHEN North aspect. Comprising pvcu double glazed window and obscure glass pvcu double glazed door, fitted range of matching base and eye-level cupboards with roll-edge laminate worktops, stainless steel sink and drainer with chrome mixer tap, part-tiled splashbacks. Four ring Samsung electric hob with Indesit oven below and extractor fan over. Space and provision for an under-counter washing machine, slimline dishwasher, fridge and freezer. Contemporary upstanding radiator, ceiling strip light, vinyl flooring.

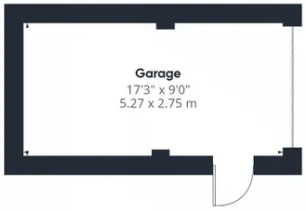
FRONT GARDEN South and West aspect. Being on a corner plot benefitting from large lawned area with tree and shrubs, pathway leading to the front door, driveway providing off-road parking.

REAR GARDEN Benefiting from distant sea views, having a large patio area stepping up to further raised patio area, door to garage, gate side access.

GARAGE Benefiting from power and lighting, up and over door.



Ground Floor Building 1



Ground Floor Building 2

Approximate total area(1)

974 ft²

90.6 m²

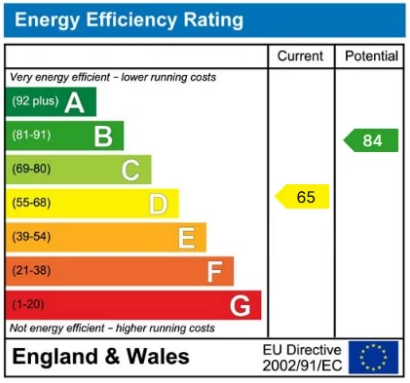
(1) Excluding balconies and terraces

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 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 your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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