



Hawkins Close, Shoreham-By-Sea, BN43 6TL
Guide Price £475,000

Hawkins Close, Shoreham By-SEA, BN43 6TL

The Property & Area

Nestled in a popular cul-de-sac location at the Eastern end of Shoreham by Sea, this substantial two-bedroom semi-detached bungalow presents a superb opportunity for those seeking a spacious home with significant potential. Boasting a generous corner plot, the property features an impressive West-facing garden, perfect for enjoying afternoon and evening sunshine, offering a private and expansive outdoor space for relaxation and entertaining.

Upon arrival, you are greeted by a private drive leading to a double garage, providing ample off-road parking and secure storage. The bungalow itself, while benefiting from updating throughout, offers a well-proportioned layout. Inside, the accommodation comprises two comfortable double bedrooms, ensuring plenty of space for residents or guests. The lounge diner is a particular highlight, offering a bright and inviting area that overlooks the delightful rear garden, creating a seamless connection between indoor and outdoor living.

One of the standout features of this property is the inclusion of fitted solar panels, contributing to energy efficiency and reduced running costs, a significant advantage in today's market. Furthermore, for those looking to expand their living space, there is considerable potential to extend into the loft space, subject to necessary planning consents (STNPC), allowing for future customisation and value addition.

This bungalow is ideally situated for convenience, being close to good schools and the comprehensive Holmbush Shopping Centre, which provides a wide array of retail options, supermarkets, and amenities. The location combines the tranquility of a residential cul-de-sac with easy access to essential services and transport links.

Offered to the market with no onward chain, this property allows for a smoother and quicker transaction, making it an attractive proposition for a variety of buyers, from those looking to downsize without compromising on space, to families seeking a home they can truly make their own. This is a rare opportunity to acquire a large bungalow on an enviable plot with immense scope for enhancement in a highly desirable area.

If you have any questions or would like to arrange to view contact our Shoreham office on 01273 661 577.

Material Information

Tenure - Freehold

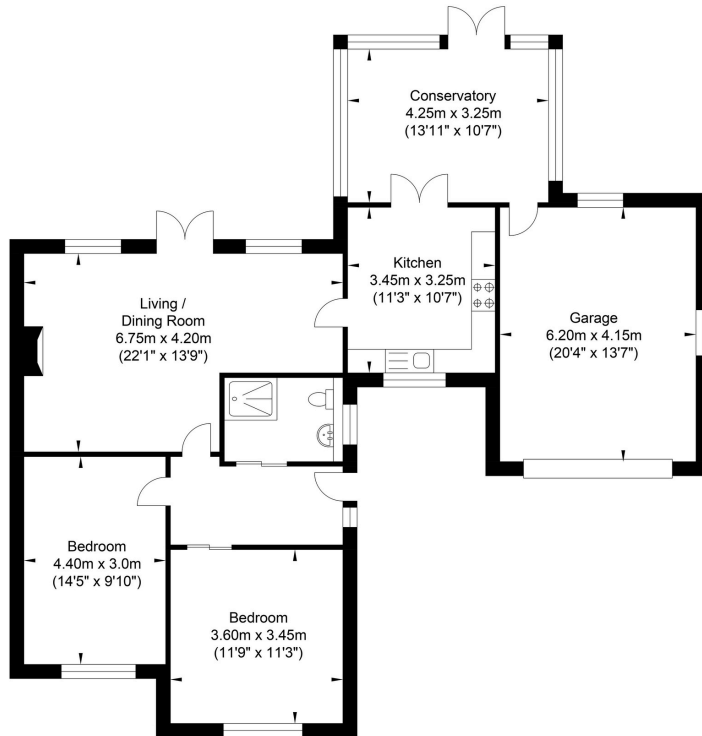
EPC - 87/B

Council Tax - D



Floorplan

Hawkins Close, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
1199.31 sq ft
(111.42 sq m)

Approximate Gross Internal Area (Including Garage) = 111.42 sq m / 1199.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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