



**Ashcroft Close, Shoreham by Sea**  
**£600,000**



**Property Type:** Semi-Detached Bungalow

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** D

- Two/Three Bedrooms
- Double Garage And Off Street Parking
- Separate Utility Room & Wc
- Modern Kitchen/Breakfast Room
- Large Bathroom With Four Piece Suite
- Dual Aspect Lounge
- South Facing Rear Garden
- Scope And Potential To Extend (Stnpc)
- Situated On Level Ground
- Cul-De-Sac Location

We are delighted to offer for sale this two/three bedroom semi detached bungalow situated on this extensive corner plot positioned in this attractive cul-de-sac location.

Conveniently situated in a cul de sac 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 ¾ mile away. Kingston Beach is ½ mile away, whilst pleasant Downland walks and rides are close at hand.





Obscured glass pvcu double glazed front door through to:-

**SPACIOUS ENTRANCE HALL** North aspect. Comprising obscure glass pvcu double glazed window, radiator, storage cupboard, laminate flooring, two wall mounted lights.

**DOUBLE ASPECT SPACIOUS LOUNGE** North & West aspect. Comprising pvcu double glazed window into bay with fitted blind, further pvcu double glazed window with fitted blind, feature brick built fireplace with tiled hearth and wooden mantle, carpeted flooring, four wall mounted lights, double doors through to:-

**DOUBLE ASPECT DINING ROOM/BEDROOM THREE** South & West aspect. Comprising pvcu double glazed window into bay with fitted blind, further pvcu double glazed window with fitted blind, radiator, carpeted flooring, ceiling light fitting, door to Kitchen.

**SPACIOUS MODERN FITTED KITCHEN/BREAKFAST ROOM** South aspect. Comprising pvcu double glazed window, pvcu double glazed door to rear garden, extensive range of matching fitted cupboards and drawers, incorporating a wine racks and display cupboards, square edge work surfaces, butler sink with integrated work top drainer and contemporary mixer tap, space for range style oven/cooker with extractor fan over, central island with matching work surface having storage below and breakfast bar area with seating for four. Old school style radiator, engineered wooden flooring, feature pendant light fitting, recessed spotlights, door to Entrance hall, door to Dining Room/Bedroom.

**INTERNAL HALLWAY** Comprising laminate flooring, wall light fitting, loft hatch access.

**SPACIOUS FAMILY BATHROOM** North aspect. Comprising obscured glass pvcu double glazed window, corner bath with telephone style mixer tap and shower attachment, corner shower cubicle with integrated shower attachment, low flush wc, pedestal hand wash basin, recessed cupboard with shelving, two radiators, fully tiled walls, tiled flooring with underfloor heating.

**BEDROOM TWO** North aspect. Comprising pvcu double glazed window with fitted blind, radiator, laminate flooring, ceiling light fitting with directable spotlights.

**BEDROOM ONE** South aspect. Comprising pvcu double glazed window with fitted blind, radiator, range of fitted wardrobe cupboards and overhead storage cupboards, built in dressing table with various drawers and display shelves, ceiling light fitting with directable spotlights.

**DETACHED GARAGE, UTILITY & WC**

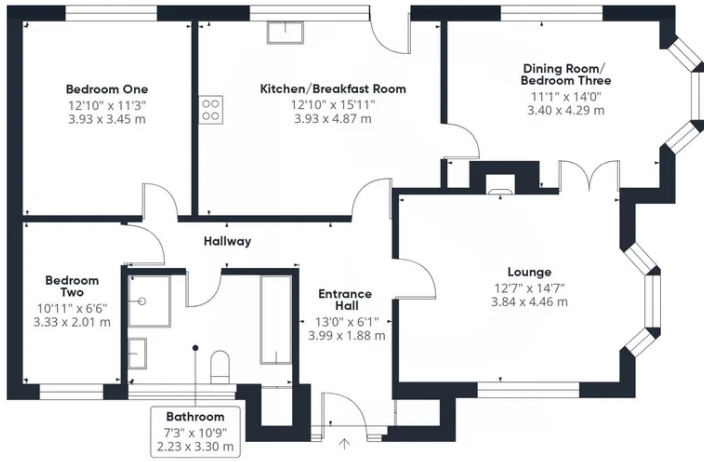
**GARAGE:** East aspect. With up and over door, benefitting from power and lighting, pvcu double glazed window, pvcu double glazed door to:- .

**UTILITY AREA:** South aspect. Comprising obscure glass pvcu double glazed window, pvcu double glazed door to rear garden, double drainer stainless steel sink unit with mixer tap, cupboard below, tiled flooring, fully tiled walls, strip light fitting. Part glazed wooden door to:-

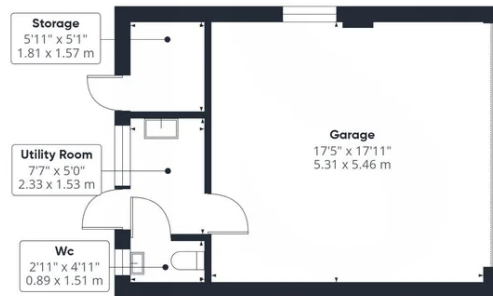
**WC:** South aspect. Comprising obscure glass pvcu double glazed window, low flush wc, wall mounted hand wash basin, tiled flooring, fully tiled walls, recessed spotlights.

**EXTERNAL STORAGE** With shelving.





Ground Floor Building 1



Ground Floor Building 2



Approximate total area<sup>01</sup>  
1386 ft<sup>2</sup>  
128.8 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	79
(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 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.