



Kingston Close, Shoreham by Sea
Offers Over £450,000



Property Type: Semi-Detached Bungalow

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Extended Four Bedroom Semi Detached Bungalow
- Bedroom Three / Studio Room
- Two Reception Rooms
- Two Bathrooms
- Main Bedroom with Ensuite Shower Room
- Desirable Corner Plot
- Scope To Extend Further (STNPC)
- Popular Cul-de-Sac Location
- Inspection Is A Must
- Shoreham Academy Catchment Area

We delighted to offer for sale this well extended four bedroom semi detached bungalow situated on this impressive sized corner plot in this popular Shoreham-by-Sea location.



Situated within walking distance of comprehensive shopping facilities that are available at the Holmbush Centre (Tesco and Marks & Spencer), whilst the centres of Shoreham and Southwick are both easily accessible via buses or Shoreham and Southwick train stations, offering links to London, Brighton and Worthing.



LARGE ENTRANCE HALLWAY Comprising, coving, two radiators, parquet flooring and carpeted flooring, loft hatch access, storage cupboard with slatted shelving above, two skylights

OPEN PLAN DINING AREA North East aspect, comprising, parquet flooring, coving, serving hatch through to kitchen, opening to;

SPACIOUS LOUNGE North East aspect, comprising, double glazed sliding doors opening onto feature rear garden, radiator.

SPACIOUS KITCHEN South East aspect, comprising, pvcu double glazed window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel sink single drainer sink unit with mixer tap, space and provision for dishwasher washing machine and dryer, space for freestanding electric oven, space for fridge/freezer, part tiled splashbacks.

BEDROOM ONE North West aspect, formally arranged as two separate bedrooms, comprising, pvcu double glazed window, two radiators, pvcu double glazed double doors out to rear garden.

EN-SUITE BEDROOM TWO North West aspect, comprising, pvcu double glazed window, fitted wardrobes with various hanging rails and shelving units, coving, door to;

ENSUITE SHOWER ROOM Comprising, skylight, low flush wc, hand wash basin with vanity unit below, shower cubicle with fitted shower, fully tiled walls, wall mounted electric heater.

DOUBLE ASPECT BEDROOM THREE South East and West aspects, comprising, two pvcu double glazed windows, radiator, fitted wardrobes with various hanging rails and shelving units, carpeted flooring.

BATHROOM Comprising, separate shower cubicle with wall mounted electric shower having fully tiled walls, panel enclosed bath with mixer tap/shower attachment, low flush wc, hand wash basin with vanity unit below, radiator, extractor fan.

STUDIO / UTILITY ROOM South East and West aspects, comprising, pvcu double glazed windows, pvcu double glazed door leading out to front of property, door leading to side access and also into rear garden, wall mounted boiler.

FRONT GARDEN Large block paved area offering off street parking for two vehicles, wall mounted light.

IMPRESSIVE CORNER PLOT REAR GARDEN North and West aspect, large paved area stepping up onto further paved area then onto large lawned area having various mature shrub, tree and plant borders, timber built shed, further storage shed, timber built summer house, outside tap, wall mounted light, fence enclosed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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.