



Kingston Bay Road | Shoreham by Sea | BN43 5HP

Guide Price £800,000

JS
Signature
jacobs steel



We are delighted to offer for sale this rarely available and unique two bedroom two reception room attached bungalow situated within this impressive plot having breath taking views of the sea.



A home of style & sophistication







Property details: Kingston Bay Road | Shoreham by Sea | BN43 5HP

Key Features

- Off Road Parking
- Private Garage
- Two Reception Rooms
- Separate Wc
- Large Plot With Breath Taking Sea Views
- Sun Room
- Kitchen/Dining Room
- Inspection Is A Must



2 Bedrooms



1 Bathroom



2 Reception Rooms



**Popular Shoreham
Beach Location**

INTERNAL

Front door through to:-

TRIPLE ASPECT DINING ROOM South, West and North aspect. Comprising three leaded light pvcu double glazed windows with fitted blinds, two radiators, coving.

SEPARATE LOUNGE South aspect. Comprising leaded light pvcu double glazed window with fitted blind, radiator, feature brick built fireplace, original exposed beams, shelving.

DOUBLE ASPECT OPEN PLAN KITCHEN/BREAKFAST ROOM East and West aspect. Comprising leaded light pvcu double glazed window with roller blind, Beech work surfaces with cupboards below, matching eye level cupboards, inset single drainer sink unit with mixer tap, space for oven cooker, provision for dishwasher, part tiled splashbacks, original exposed beams, two wall mounted lights, space for American style fridge freezer, Beech work surfaces breakfast bar with seating for four, having cupboards under. Radiator, opening to:-

DOUBLE ASPECT SUN ROOM North and East aspect. Benefitting from breath taking sea and river views. Comprising pvcu double glazed windows, radiator, built in cat flap, pvcu double glazed door leading out onto raised decked area.

INTERNAL HALLWAY

CLOAKROOM North aspect. Comprising obscure glass leaded light pvcu double glazed window with roller blind, low flush wc, hand wash basin with vanity unit below, radiator, partly tiled walls, useful storage cupboard.

SECONDARY INTERNAL SPLIT LEVEL HALLWAY Comprising radiator, pvcu double glazed door leading out to side access.

SPLIT LEVEL DOUBLE ASPECT BATHROOM North and East aspect. Comprising two obscure glass leaded light pvcu double glazed windows with fitted roller blinds, panel enclosed bath having an integrated shower over, hand wash basin with vanity unit below, low flush wc, radiator, part tiled walls, recessed shelving.

TRIPLE ASPECT BEDROOM ONE South, West and North aspect. Comprising three leaded light pvcu double glazed windows with fitted blinds, radiator.

BEDROOM TWO East aspect having breath taking sea views. Comprising leaded light pvcu double glazed window with fitted blind, radiator.

EXTERNAL

FRONT GARDEN Large block paved area affording off road parking for approximately three vehicles, paved walkway having various shrub and plant borders leading onto further paved area, outside tap, two wall mounted lights.

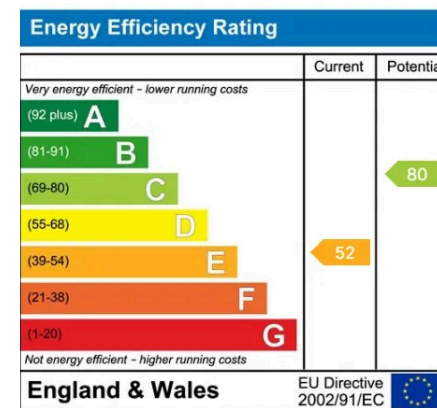
SUN TRAP REAR GARDEN Benefitting from breath taking sea and river views with impressive distant download views Raised decked area stepping down onto laid chipstone leading further onto large lawned area having various shrub, tree and plant borders, selection of palm trees. Secondary decked area stepping onto laid chipstone. Fence and wall enclosed.

BRICK BUILT DOUBLE GARAGE Having up and over door benefiting from power and lighting, pvcu double glazed door through to:-

WORKSHOP/UTILITY ROOM Comprising leaded light pvcu double glazed window, wall mounted light, provision for washing machine, space for dryer.

LOCATION

Situated in a sought after location near to The Harbour Club and close to the entrance to the historic Shoreham Fort. The property is also a couple of minutes walk from the Shoreham Beach Foreshore which is popular with water sport enthusiasts including wind surfing and kite surfing. The footbridge and most popular bars, cafes, shops and restaurants in Shoreham Town Centre are within easy reach, making it perfect if you are looking to live in a cosmopolitan and historic beach location.



Property Details:

Floor area (as quoted by Floorplan): 1173 sqft

Tenure: Freehold

Council tax band: E

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.