



Slonk Hill Road, Shoreham by Sea
Offers Over £550,000



Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Off Road Parking For Three Vehicles
- Integral Garage
- Utility Room
- Two Bathrooms
- Two Reception Rooms With Views Towards The Sea
- South Facing Rear Garden
- Extended Kitchen/Dining Room
- Good School Catchment Area
- Office/Fourth Bedroom
- Versatile Accommodation

We are delighted to offer for sale this well extended three/four bedroom detached house situated on this elevated position benefitting from South views towards the sea.

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.





Pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, wall mounted smart heating control panel, two storage cupboards, engineered oak wood flooring.

OPEN PLAN LOUNGE South aspect benefitting from distant roof top and sea views. Comprising pvcu double glazed slide door, radiator with attractive wood surround, freestanding coal effect gas fire with slate surround, coving, engineered oak wood flooring, stairs to first floor.

BEDROOM FOUR/OFFICE North aspect. Comprising pvcu double glazed window with fitted blind, engineered oak wood flooring, wall mounted shelving, coving.

BEDROOM THREE North aspect. Comprising large pvcu double glazed window with fitted blind, laminate flooring, built in wardrobes with hanging rail and shelving, coving.

DOUBLE ASPECT OPEN PLAN DINING ROOM East and South aspect benefitting from distant roof top and sea views. Comprising two pvcu double glazed windows with fitted roller blinds, pvcu double glazed bifolding doors, sunken spotlights, engineered oak wood flooring, coving.

GROUND FLOOR SHOWER ROOM Comprising shower cubicle having integrated shower with shower attachment being fully tiled with recessed shelving, wall mounted heated towel rail, hand wash basin with vanity unit below, low flush wc, tiled flooring, fully tiled walls, extractor fan, sunken spotlights.

OPEN PLAN KITCHEN/BREAKFAST ROOM South aspect. Comprising roll edge laminate work surfaces with cupboards below, space for range cooker with extractor fan over, inset one and a half bowl sink unit with mixer tap, matching integrated fridge, dishwasher and Whirlpool microwave. Part tiled splashback, tiled flooring, sunken spotlights, ceiling mounted contemporary lighting.

INTERNAL HALLWAY Comprising engineered oak wood flooring, pvcu double glazed door leading out to front. Door to:-

SEPARATE UTILITY ROOM Comprising provision for washing machine, space for fridge/freezer, space for dryer. Roll edge laminate work surface with cupboards below and matching eye level cupboards, inset single drainer sink unit, part tiled splashbacks, lvt flooring, door to garage.

GROUND FLOOR BATHROOM East aspect. Comprising large smoked glass pvcu double glazed window, pedestal hand wash basin, low flush wc, panel enclosed bath having an integrated shower over with shower attachment, wall mounted heated towel rail, tiled flooring, fully tiled walls, coving.

FIRST FLOOR LANDING South aspect. Comprising pvcu double glazed window with fitted roller blind, laminate flooring.

SEPARATE WC Comprising hand wash basin with vanity unit below, low flush wc.

BEDROOM ONE South aspect benefitting from distant roof top and sea views. Comprising pvcu double glazed window with fitted blind, laminate flooring, eaves storage cupboard, radiator.

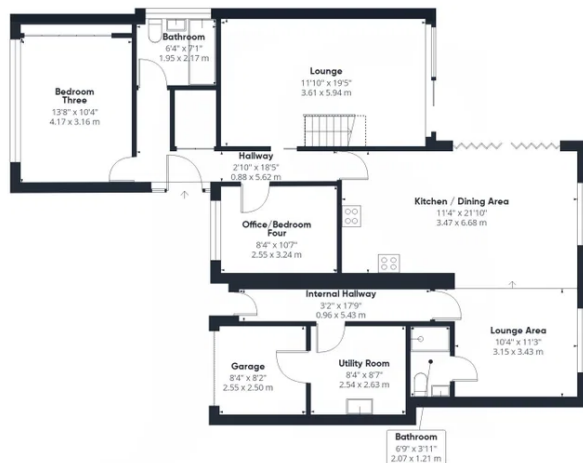
BEDROOM TWO South aspect benefitting from distant roof top and sea views. Comprising pvcu double glazed window with fitted blind, radiator, laminate flooring.

FRONT GARDEN Large paved area affording off road parking for three vehicles leading onto lawned area with various shrub and plant borders, gate to side access, wall mounted light.

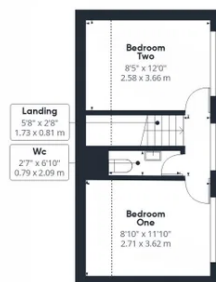
SOUTH FACING REAR GARDEN Raised patio area stepping down on large lawned area, stepping down on to further paved area ideal for entertaining. Palm tree, external power points, outside tap, gate to side access, wall mounted light, fence enclosed.

GARAGE With up and over door - Benefitting from having power and lighting.





Ground Floor



Floor 1



Approximate total area^m

1494 ft²

138.9 m²

Reduced headroom

57 ft²

5.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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		83
(69-80) C	72	
(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.