



**Annington Gardens, Shoreham by sea**  
**Offers Over £600,000**



**Property Type:** Detached House

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** E

- Triple Aspect Lounge
- Dual Aspect Kitchen/Dining Room
- Utility Room With Wc
- Garage & Off Road Parking
- West Facing Bedroom With Ensuite
- Family Bathroom
- Modern Fitted Kitchen
- West Facing Wrap Around Rear Garden
- Cul-De-Sac Location
- Pvcu Double Glazed & Gas Central Heating

We are delighted to offer for sale this spacious four double bedroom detached family home benefitting from suntrap rear garden in this popular North Shoreham location

Situated on the popular Buckingham Farm development within 1 mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. The seafront and South Downs are both easily accessible, as is the A27 east/west route to Brighton, Worthing, and beyond.





Obscure glass pvcu double glazed front door through to :-

**ENTRANCE PORCH** East aspect. Comprising obscure glass single glazed wooden front door through to:-

**TRIPLE ASPECT LOUNGE** East, South and West aspect. Comprising two radiators, single light fitting with directable spotlights, two further light fittings, six wall mounted light fittings, feature fireplace with tiled hearth and attractive surround, carpeted flooring throughout, door through to:-

**DUAL ASPECT OPEN PLAN KITCHEN/DINING ROOM** Dining Area: Comprising laminate flooring, two understairs storage cupboards with shelving, recessed lighting, coving, three wall mounted light fittings, space and provision for fridge/freezer, open through to utility room.

Dual Aspect Modern Fitted Kitchen: West and South aspect. Comprising obscure glass pvcu double glazed door out to garden, obscure glass pvcu double glazed window, laminate work surface with cupboards below and matching eye level cupboards, space for under counter fridge, space and provision for freestanding electric cooker, tiled splashbacks, recessed lighting.

**UTILITY ROOM/WC** North aspect. Comprising obscure glass pvcu double glazed door out to side access, laminate work surface with eye level cupboards above, space and provision for dishwasher and washing machine, single light fitting with directable spotlights, laminate flooring, door through to:-

**GROUND FLOOR WC** East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin with contemporary mixer tap and vanity unit below, tiled splashbacks, single light fitting.

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, fitted wardrobe with sliding mirrored doors with hanging rails and shelving.

**BEDROOM TWO WITH ENSUITE** West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, wall mounted light fitting, sliding door through to:-

**ENSUITE** North aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin with mixer tap, tiled splashbacks, walk in shower cubicle benefitting from fully tiled wall and wall mounted Triton electric shower over, single light fitting, extractor fan.

**BEDROOM THREE** West aspect. Comprising pvcu double glazed window, carpeted flooring, radiator, single light fitting, fitted storage cupboard housing hot water cylinder with slatted shelving.

**BEDROOM FOUR** East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

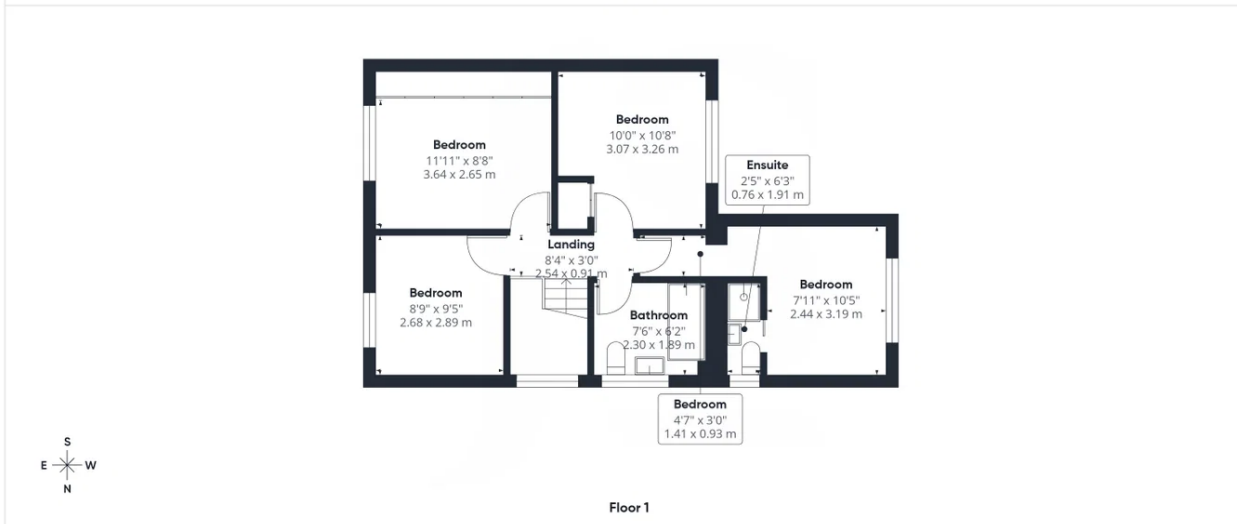
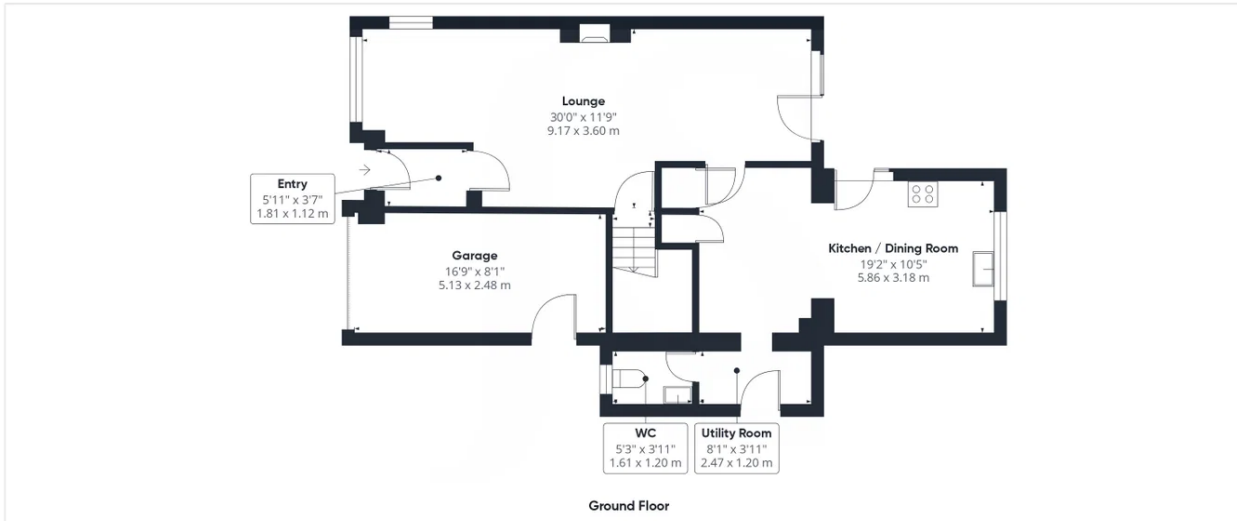
**MODERN FITTED FAMILY BATHROOM** North aspect. Comprising obscured glass pvcu double glazed window, heated towel rail, low flush wc, hand wash basin with mixer tap, P shaped panel enclosed bath with integrated shower attachment over benefitting from fully tiled walls, recessed lighting, tiled flooring.

**FRONT GARDEN** Laid to hardstanding providing off street parking, path to front door, lawned area with shrub and plant borders, area laid to shingle with shrub borders, path to side access.

**WRAP AROUND WEST FACING REAR GARDEN** Steps down on lawned area having wooden pergola, leading further onto lawned area with various tree, shrub and plant borders, wall and fence enclosed. Raise decking area with aluminium pergola, raised side patio seating area. Timber built shed, door to utility room, door to garage, gate to side access, two outside taps, external power points.

**GARAGE** With electric roller door, power and lighting, gas meter, electric fuse box, door to side access. Storage and workshop space.





Approximate total area<sup>0)</sup>  
1274 ft<sup>2</sup>  
118.6 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.