



Crown Road, Shoreham by Sea

Offers Over **£400,000**



Property Type: Semi-Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Semi Detached Bungalow
- Two Double Bedrooms
- Vendor Suited
- Garage & Off-Road Parking For Multiple Vehicles
- Potential To Extend (STNPC)
- Popular Shoreham Location
- Large Double Glazed Sun Room
- Modern Fitted Kitchen

We are delighted to offer for sale this well presented two double bedroom semi detached bungalow situated in this popular residential location.

Conveniently located close to Southlands hospital & Shoreham's Holmbush centre, (Tesco, Marks & Spencer's and Next) whilst being close to bus routes for Brighton, Shoreham & Worthing. The centre of Shoreham is within 1 mile, which has more comprehensive shopping facilities, health centre, library and mainline railway station.





Frosted glass double glazed composite front door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, contemporary wood-effect laminate flooring, built-in storage cupboard with slatted shelving and water tank, loft hatch access, meter cupboard housing fuse board, single light fitting.

BEDROOM TWO South aspect. Comprising pvcu double glazed window, radiator, coving, pendant light fitting, contemporary wood-effect laminate flooring.

LOUNGE South aspect. Comprising pvcu double glazed windows, radiator, coving, contemporary style lighting, feature gas fireplace with solid stone mantel piece and hearth, contemporary wood-effect laminate flooring.

BEDROOM ONE North aspect. Comprising pvcu double glazed window, radiator, pendant light fitting, carpeted flooring.

SHOWER ROOM East aspect. Comprising pvcu double glazed frosted glass window, fully tiled shower cubicle with integrated Aqualisa electric shower, hand wash basin with vanity unit below and chrome mixer tap, low flush wc, fully tiled walls, shelving with rolled-edge laminate worktop, chrome heated towel rail, recessed spotlights operated via kinetic remote control system.

MODERN FITTED KITCHEN East aspect. Comprising pvcu double glazed windows with integral blinds, contemporary square-edge laminate work surfaces with cupboards below and matching eye level cupboards, contemporary one-and-a-half bowl sink unit with black mixer tap and integrated drainer board, recessed spotlights, integrated appliances include Lamona washing machine, full-size Lamona dishwasher, 60/40 Lamona fridge/freezer, four-ring Lamona induction hob, electric oven with stainless steel extractor fan over. Laminate flooring, recessed spotlights, pvcu double glazed door through to:-

SUNROOM North, East and West aspects. Comprising pvcu double glazed windows, radiator, wall-mounted lights with dimmer switch, pvcu double glazed door leading onto feature rear garden.

FEATURE REAR GARDEN Mainly laid to artificial grass having a raised decked area surrounded by mature shrubbery and established bushes, flint wall and fence enclosed. Gate to side access, door through to garage.

FRONT GARDEN Dwarf wall enclosed front garden with wooden sleeper borders and mature planting. Block-paved driveway providing parking for multiple vehicles, with access to:-

GARAGE Benefitting from power and lighting, having a Garolla motorised door.





Ground Floor Building 1



Ground Floor Building 2

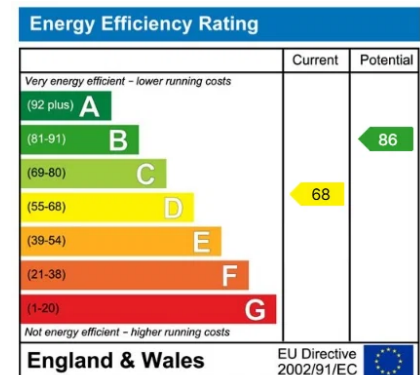
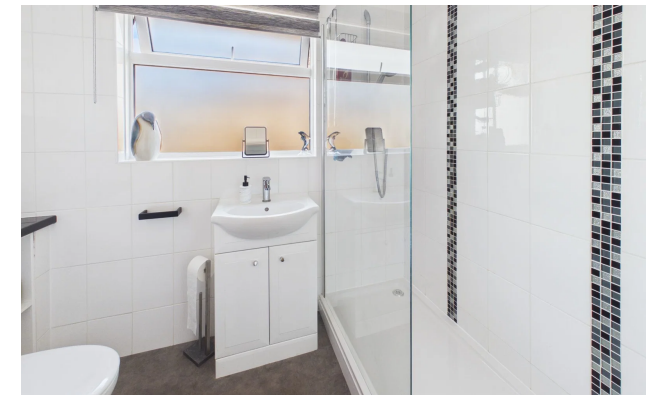


Approximate total area^m
866 ft²
80.5 m²

(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.

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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.