



Chanctonbury Drive, Shoreham by Sea
Offers Over **£400,000**



Property Type: Semi Detached House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Two Double Bedrooms
- Spacious Lounge
- Open Plan Kitchen/Dining Room
- Modern Bathroom
- Off Road Parking For Multiple Vehicles
- Feature Rear Garden
- Contemporary Kitchen
- Popular North Shoreham Location
- West Facing Main Bedroom
- Garage With Power & Lighting

We are delighted to offer for sale this immaculately presented two double bedroom semi detached house benefitting from off road parking & garage.

Conveniently situated on elevated ground on the popular Buckingham Farm development approx. three quarters of a mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. The sea front and South Downs are both easily accessible, as is the A27 east/west route to Worthing, Brighton and beyond.





Pvcu double glazed door through to:-

ENTRANCE PORCH South and West aspect. Comprising two obscure glass pvcu double glazed windows one with fitted blind, built in cupboard and feature radiator cover. Part glazed door through to:-

OPEN PLAN LOUNGE West aspect. Comprising large pvcu double glazed window with fitted blind, radiator, carpeted flooring, stairs to first floor, understairs storage cupboard with light, feature wall panelling, contemporary ceiling light fitting, two wall mounted light fitting. Double doors through to:-

KITCHEN/DINING ROOM East aspect. Comprising pvcu double glazed door to rear garden, two pvcu double glazed windows, modern fitted kitchen with variety of cupboards and drawers, square edge work surface with inset one and a half bowl sink unit with contemporary mixer tap, inset electric hob with oven below and extractor fan over, space and plumbing for washing machine and dryer, space for freestanding fridge/freezer, contemporary upstanding radiator, lvt flooring, space for dining table and chairs, recessed spotlights.

FIRST FLOOR LANDING Comprising feature wall panelling, carpeted flooring, loft hatch access, recessed spotlights.

BEDROOM ONE West aspect. (Measurements on floorplan are at maximum width/length). Comprising large pvcu double glazed window with pleasant view and fitted blinds, radiator, carpeted flooring, feature arch recess, recessed spotlights,

BEDROOM TWO East aspect. (Measurements on floorplan are at maximum width/length to back of wardrobes). Comprising large pvcu double glazed window with roof top views and fitted blind, radiator, carpeted flooring, two built in wardrobe cupboards with hanging rail and shelving, recessed spotlights.

MODERN BATHROOM South aspect. Comprising obscure glass pvcu double glazed window and fitted blind, panel enclosed bath with mixer tap and integrated shower and shower attachment over, low flush wc, contemporary hand wash basin with vanity unit below, built in storage cupboard with shelving, wall mounted heated towel rail, fully tiled walls, slate tiled flooring, recessed lighting, extractor fan.

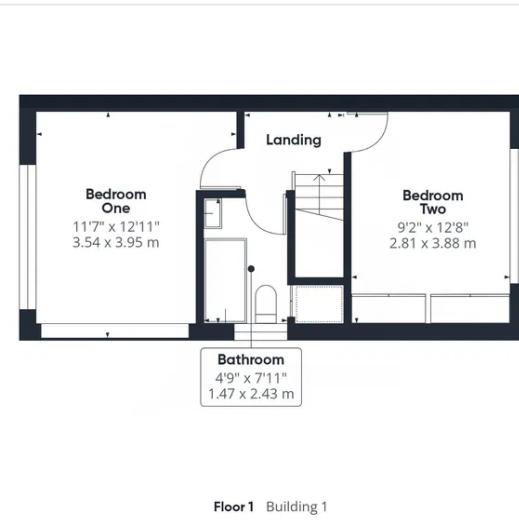
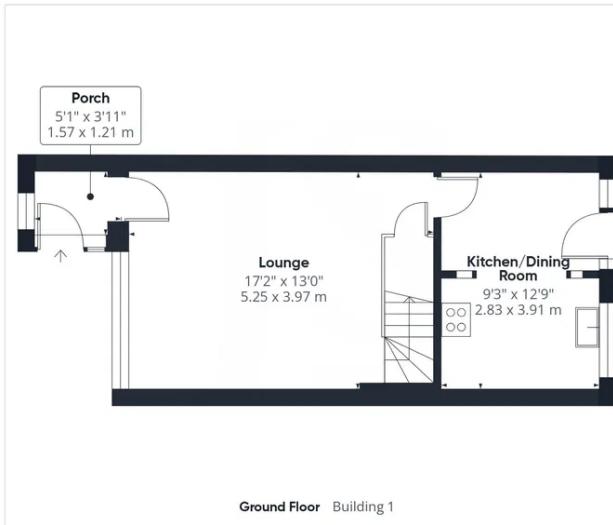
FRONT GARDEN Laid to lawn with mature shrubs, path to front door, double gates leading to rear garden and garage, fence enclosed.

FEATURE REAR GARDEN Steps down to artificial lawn area with space for patio furniture, wooden balustrade and steps down to further artificial lawn area, being fence enclose, access to garage, double gate to front garden.

PRIVATE DRIVE TO GARAGE Laid to hardstanding, providing off street parking for approximately two vehicles, double wooden gates leading through to further parking space.

Garage - being brick built with up and over door, having power and lighting, obscure glass pvcu double glazed window.





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Approximate total area⁽¹⁾

837 ft²

77.8 m²

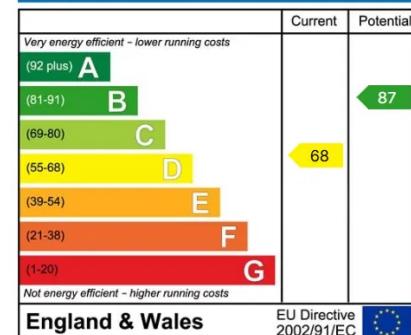
(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating



Whilst we endeavour to make out 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 purpose 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.