



Downsway | Shoreham by Sea | BN43 5GH

Offers Over £750,000





We delighted to offer for sale this well presented detached four bedroom family house situated in this popular North Shoreham location with added benefit of off road parking, garage and feature West facing rear garden.



# Key Features

- Detached Four Bedroom Family House
- Integral Garage and Off Road Parking
- Large Open Plan Lounge/Dining Room
- Modern Kitchen
- Feature West Facing Garden
- Heated Swimming Pool
- Utility Area
- Ground Floor W/C
- Highly Sought After North Shoreham Location



**4 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Pvcu double glazed front door through to:-

ENTRANCE PORCH Comprising tiled flooring, single light fitting, wooden front door into:-

ENTRANCE HALL Comprising radiator, carpeted flooring, single light fitting, stairs to first floor, door to ground floor wc.

DOUBLE ASPECT OPEN PLAN LOUNGE East and South aspect. Comprising leaded light pvcu double glazed window into bay, two further pvcu double glazed windows, carpeted flooring, two ceiling light fittings, feature brick built fireplace, two radiators, coving, door to kitchen, opening through to:-

TRIPLE ASPECT DINING ROOM South, West and North aspects. Comprising three pvcu double glazed windows, pvcu double glazed sliding door onto patio, wood effect laminate flooring, two ceiling light fittings, two radiators.

MODERN FITTED KITCHEN West aspect. Comprising pvcu double glazed window, wood effect flooring, fitted range of cupboards and drawers, wood effect laminate work surfaces, inset one and a half bowl stainless steel sink unit with mixer tap with part tiled splashbacks, inset five ring gas hob with extractor fan over, built in eye level double oven, integrated appliances include dishwasher, fridge and freezer, spotlights, door to:-

UTILITY AREA Comprising pvcu double glazed door to rear garden, door to garage, door to utility space with space and plumbing for washing machine and tumble dryer, spotlight.

FIRST FLOOR SPACIOUS LANDING East aspect. Comprising feature leaded light and stained glass pvcu double glazed window, radiator, range of built in cupboards, loft hatch access with loft ladder.

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

BEDROOM TWO East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, modern hand wash basin with vanity unit below.

BEDROOM THREE West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, modern hand wash basin with vanity unit below.

BEDROOM FOUR West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, modern hand wash basin with vanity unit below.

BATHROOM West aspect. Comprising obscured glass pvcu double glazed windows, vinyl flooring, spotlights, radiator, panel enclosed bath with electric shower over, vanity unit with inset hand wash basin, hidden cistern and storage.

## EXTERNAL

FRONT GARDEN Large block paved area affording off road parking for multiple vehicles, access to rear garden via either side of the property, lawned area with various shrubs and plants.

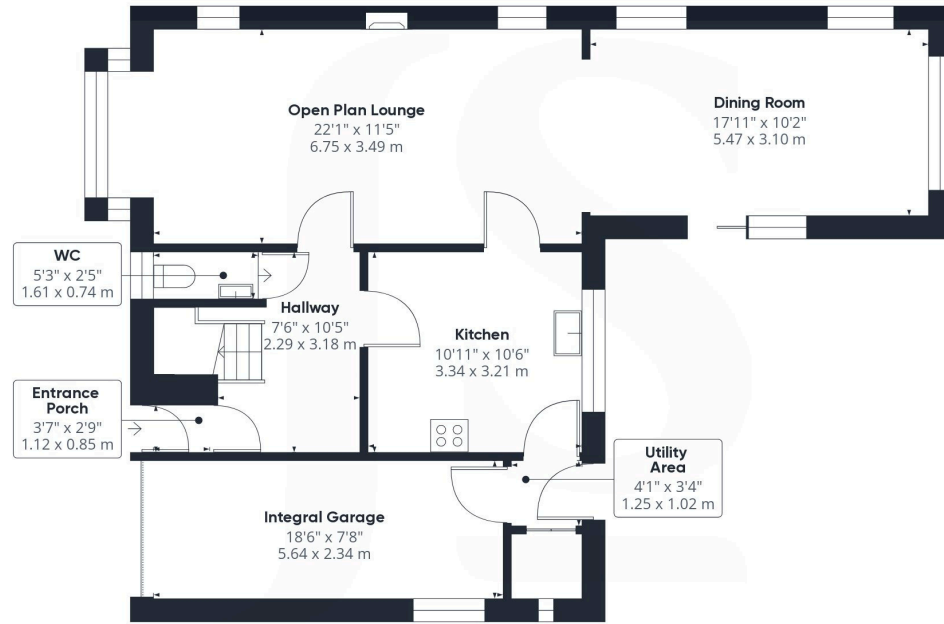
WEST FACING REAR GARDEN Large paved patio area leading onto decked area with access to swimming pool, steps from patio down onto lawn area having various mature shrubs and bushes, further paved patio area, timber built shed, timber built summer house, wall and fence enclosed.

INTEGRAL GARAGE Comprising up and over electric door, obscure glass window, power and lighting, space for freestanding fridge/freezer.

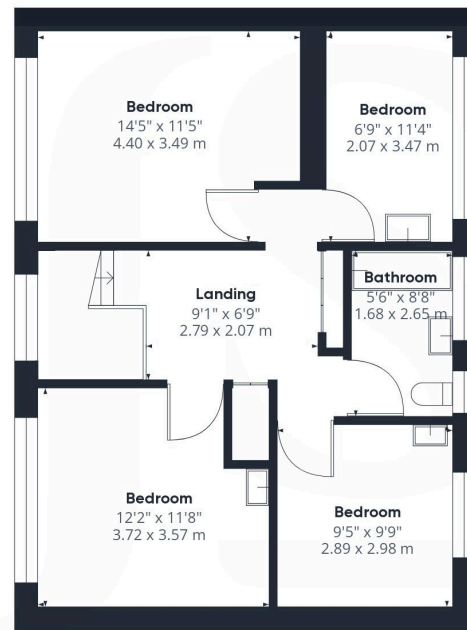
## LOCATION

Conveniently 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.





Floor 0



Floor 1

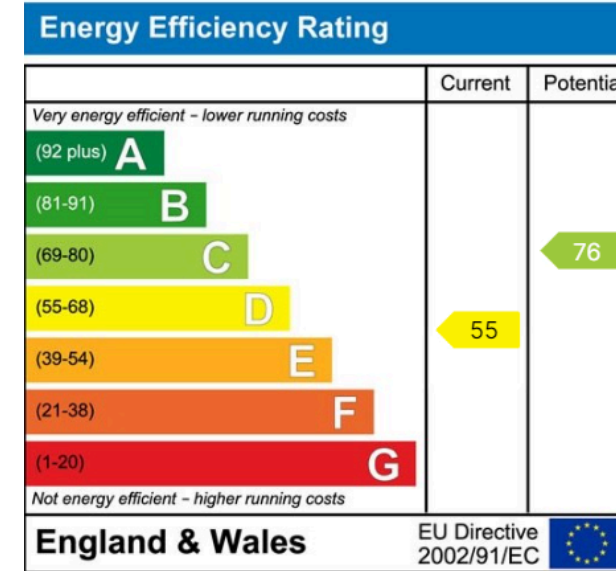


Approximate total area<sup>(1)</sup>  
 1498.41 ft<sup>2</sup>  
 139.21 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 1389qft)

Tenure: Freehold

Council tax band: F

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.