



Southview Close | Shoreham by Sea | BN43 6LJ

£450,000





We are delighted to offer for sale this spacious two double bedroom semi detached bungalow situated on a corner plot in this popular cul de sac location



# Key Features

- Two Double Bedrooms
- Semi Detached Bungalow
- Modern Kitchen
- Family Shower Room
- Spacious Lounge
- Sun Trap Corner Plot
- Scope To Extend (Stnpc)
- Cul-De -Sac Location
- Good School Catchment
- Off Road Parking & Garage



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Obscure glass pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, laminate flooring, loft hatch access, recessed lighting, cupboard housing electric fusebox, cupboard housing space and provision for washing machine with slatted shelving.

SPACIOUS LOUNGE East aspect. Comprising pvcu double glazed windows, pvcu double glazed doors leading out to feature conservatory, carpeted flooring, coving, single light fitting, wall mounted electric fire.

MODERN FITTED KITCHEN North and East aspect. Comprising pvcu double glazed window, pvcu double glazed sliding door onto Conservatory, laminate flooring, recessed lighting, wall mounted light fitting, roll edge laminate work surface with cupboards below, matching eye level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, four ring electric hob with extractor fan over, integrated eye level oven and microwave, matching integrated appliances include fridge/freezer and dishwasher.

CONSERVATORY Triple aspect being South, East & North. Comprising pvcu double glazed windows, two pvcu double glazed doors leading out onto feature sun trap rear garden, carpeted flooring, wall mounted light fitting, radiator.

MAIN BEDROOM West and North aspect. Comprising pvcu double glazed windows with fitted shutters, radiator, carpeted flooring, single light fitting, coving, built in wardrobes with hanging rail and shelving.

BEDROOM TWO West aspect. Comprising pvcu double glazed window with fitted shutters, radiator, carpeted flooring, single light fitting, coving.

MODERN SHOWER ROOM North aspect. Comprising obscure glass pvcu double glazed windows, radiator, vinyl flooring, fully tiled walls, recessed lighting, step in shower cubicle with integrated shower attachment over, hand wash basin with vanity unit below.

## EXTERNAL

FRONT GARDEN Being laid to block paving providing off road parking for approximately three vehicles.

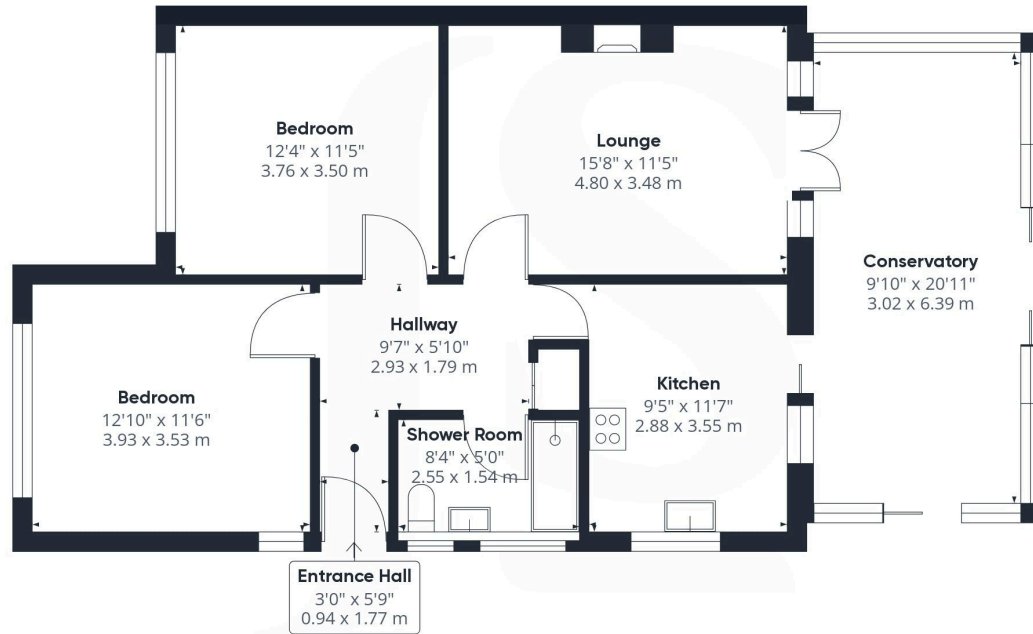
CORNER PLOT REAR GARDEN Stepping out onto patio area onto large lawned area with various plant and shrub borders, wall and fence enclosed, greenhouse, pathway leading to secluded seating area, side access to front, side door through to:-

GARAGE North/West and South/West aspects. Having motorised up and over door, also benefitting from power and lighting, single glazed windows, pvcu double glazed door to garden.

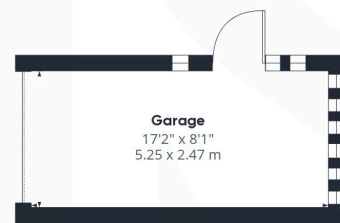
## LOCATION

Conveniently situated in this pleasant residential location on level ground approx. 1 mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. The Holmbush Centre and Kingston Beach are both easily accessible, whilst Brighton and Worthing are to the East and West respectively.

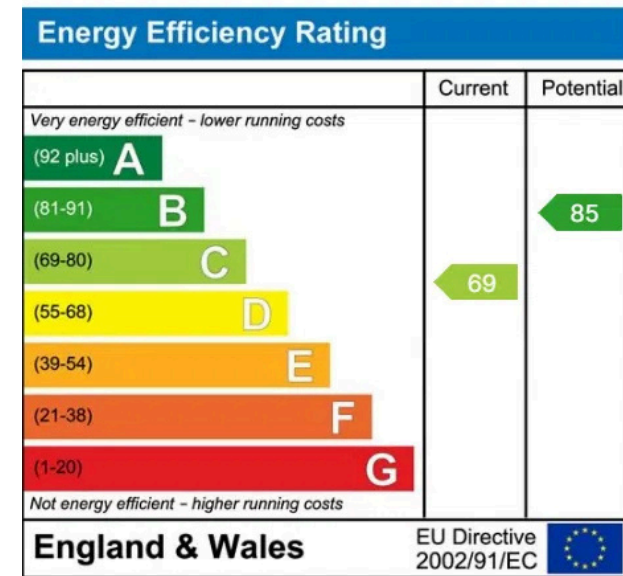




Floor 0 Building 1



Floor 0 Building 2



## Property Details:

Floor area (as quoted by EPC): 753 sqft

Tenure: Freehold

Council tax band: C

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.