



2 Shingle Road | | Shoreham By Sea | BN43 5NN



ESTATE AGENT



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£699,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE DETACHED BUNGALOW. LOCATED WITHIN 200 METRES OF SHOREHAM BEACH FORESHORE. THE BUNGALOW BENEFITS FROM ENTRANCE VESTIBULE, ENTRANCE HALL, 19' DUAL ASPECT LOUNGE, DINING ROOM, KITCHEN, BATHROOM, SEPARATE CLOAKROOM, FRONT AND SIDE GARDENS, REAR GARDEN, OFF ROAD PARKING AND 20' GARAGE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE VESTIBULE + ENTRANCE HALL
- THREE BEDROOM
- 19' DUAL ASPECT LOUNGE
- DINING ROOM
- KITCHEN
- BATHROOM + SEPARATE CLOAKROOM
- FRONT AND SIDE GARDENS
- REAR GARDEN
- OFF ROAD PARKING
- 20' GARAGE

Part frosted double glazed front door leading to:

### ENTRANCE VESTIBULE

7'10" in length (2.41 in length)

Frosted floor to ceiling double glazed window, part wood panelled walls, tiled flooring, window affording borrowed light from the lounge.

Twin double glazed French doors off entrance vestibule to:

### ENTRANCE HALL

13'6" x 10'4" (4.12 x 3.17)

Being 'T' shaped, single panel radiator, two single doored storage cupboards with hanging and shelving space, access to loft storage space.

Georgian style glazed door off entrance hall to:

### LOUNGE

19'7" x 17'0" (5.98 x 5.20)

Having a dual aspect, double glazed bay window to the front having a favoured southerly aspect, double glazed window to the side having a westerly aspect, feature coal fireplace with stone surround, stone hearth, wood mantle, three single panel radiators.

Opening off lounge to:

### DINING ROOM

8'11" x 7'4" (2.72 x 2.25)

Double glazed windows to the side having a westerly aspect, single panel radiator, wood block flooring.

Opening off dining room to:

### KITCHEN

12'2" x 9'6" (3.71 x 2.91)

Comprising 1 1/4 bowl ceramic sink unit with Antique style mixer tap inset into worktop, storage cupboard under, space and plumbing for dishwasher to the side, complimented by matching wall unit over, adjacent matching worktop with space and plumbing for washing machine under, further adjacent matching worktop with inset stainless steel gas four ring hob, range of drawers and cupboards under, tiled splash back, complimented by matching wall units over, integrated extractor hood, further adjacent matching worktop with storage

cupboards under, display wine rack to the side, tiled splash back, complimented by matching wall units over with corner end display shelving, built in 'HOTPOINT' double electric oven to the side, storage cupboards under and over, recess for tall fridge/freezer to the side, floor standing gas fired boiler with worktop over, tiled splash back, vinyl flooring, double glazed window and stable style double glazed door to the rear garden, sliding door off kitchen to the entrance hall.

Door off entrance hall to:

### BEDROOM 1

12'9" x 10'3" (3.91 x 3.13)

Having a dual aspect, double glazed windows to the front having a favoured southerly aspect, double glazed windows to the side having an easterly aspect, two built in double doored wardrobes with hanging space, single panel radiator.

Door off entrance hall to:

### BEDROOM 2

11'11" x 10'2" (3.65 x 3.12)

Double glazed windows to the side having an easterly aspect, single panel radiator.

Door off entrance hall to:

### BEDROOM 3

9'4" x 7'5" (2.86 x 2.27)

Double glazed windows to the front having a favoured southerly aspect, built in wardrobe with hanging and shelving space with folding door, single panel radiator.

Door off entrance hall to:

### BATHROOM

Being part tiled, comprising bath with Antique style mixer tap with separate shower attachment, twin hand grips, wall mounted independent shower unit with separate shower attachment, folding shower screen, pedestal wash hand basin with antique style mixer tap, low level wc, frosted double glazed windows, heated hand towel rail, door giving access to airing cupboard housing pre-factory lagged hot water cylinder with fitted immersion heater, slatted shelving, storage cupboard over with slatted shelving, vinyl flooring, spot lighting.

Door off entrance hall to:

### CLOAKROOM

Comprising low level wc, display shelf over, part wood panelled wall, wall mounted wash hand basin with hot and cold taps, tiled splash back, vinyl flooring, frosted double glazed window.

### FRONT GARDEN

45'11" x 26'2" (14.00 x 8.00)

Being of irregular shape, having a favoured southerly aspect, gate with concrete pathway to the front door, two lawned areas enclosed by high hedging, tropical palms, rose bushes, bay tree and a variety of flowers.

Opening from front garden to:

### SIDE GARDEN

49'2" x 11'5" (15.00 x 3.50)

Having a westerly aspect, laid to lawn, enclosed by high hedging, off road parking for two cars leading to:

### GARAGE

20'8" x 9'3" (6.32 x 2.83)

Twin doors, power and lighting.

Part frosted glazed door off garage to:

### REAR GARDEN

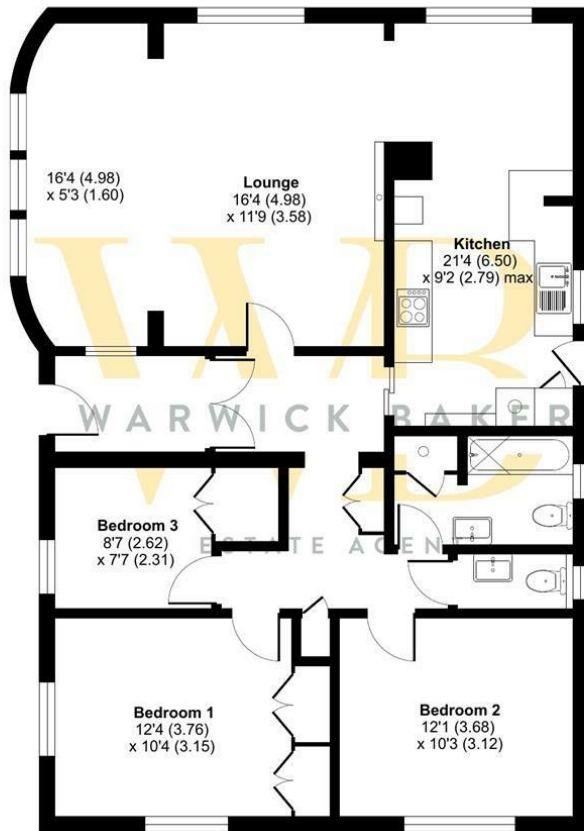
29'6" x 19'8" (9.00 x 6.00)

Being of irregular shape, double gates giving access to the parking area, patio area, central lawned area, enclosed by fencing and high bushes, raised fish pond, timber built shed.



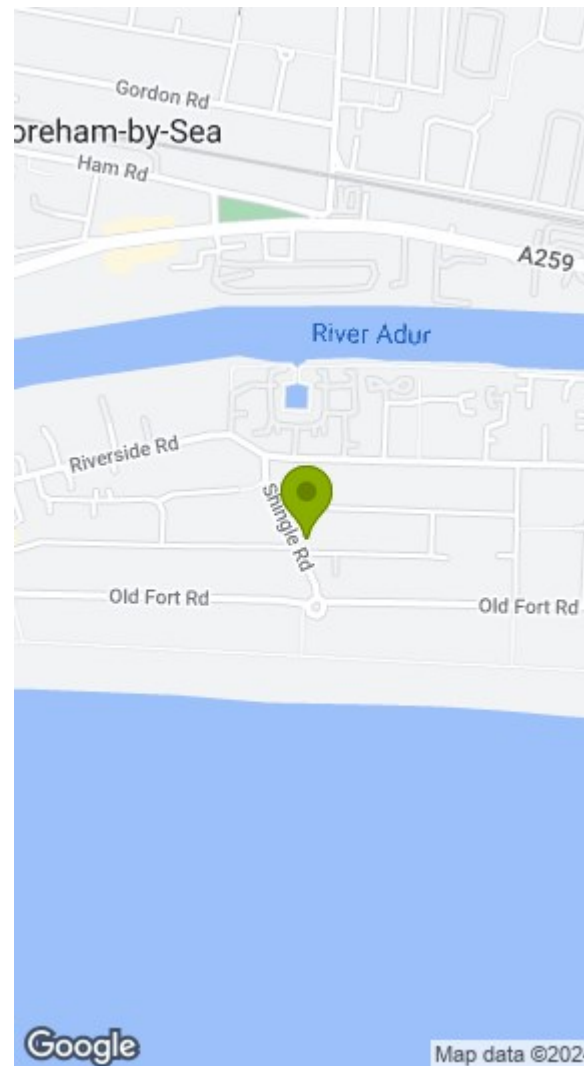
# Shingle Road, Shoreham-by-Sea, BN43

Approximate Area = 1137 sq ft / 105.6 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1140349



## Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>		EU Directive 2002/91/EC