97 Slonk Hill Road | | Shoreham-By-Sea | BN43 6HY

WARWICK BAKER
ESTATE AGENT

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£350,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THE MARKET THIS RARELY AVAILABLE DETACHED BUNGALOW. THE BUNGALOW BENEFITS FROM A SOUTH FACING LOUNGE, TWO DOUBLE BEDROOMS, MODERN KITCHEN, FULLY TILED SHOWER ROOM, DRIVEWAY, GARAGE, FRONT GARDEN AND SOUTH FACING REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- OPEN HOUSE
- SATURDAY 8TH AUG
- 10AM-12PM
- CALL TO BOOK
- 01273 461144
- SOUTH FACING REAR GARDEN
- NO UPWARD CHAIN

Front door leading to:

ENTRANCE
22' in length (6.71m in length)
Frosted double glazed windows to the front, single panel radiator.

Door off entrance hall to:

LOUNGE
19' x 11'3 (5.79m x 3.43m)
Having a dual aspect, double glazed window and double glazed sliding patio door to the front having a favoured southerly aspect, widows to the side having an easterly aspect, two single panel radiators.

Door off entrance hall to:

KITCHEN
12' x 8'3 (3.66m x 2.51m)
Comprising stainless steel sink unit with mixer tap, inset into granite effect rolled edge work top, drawer and cupboards under, splash back, matching wall units over, work top to the side, storage cupboard under, further adjacent 'L' shaped work top, inset 'LIMONA' electric hob, electric oven under, cupboard to the side, splash back, glass splash back, stainless steel canopied extractor hood, space and plumbing for washing machine to the side, storage cupboard to the side, splash back, matching wall unit over, built in larder style storage cupboard to the side, space for tall fridge freezer, 'VAILLANT' gas fired combination boiler, frosted double glazed window and part frosted double glazed door to the side having an easterly aspect, vinyl flooring.

Door off entrance hall to;

BEDROOM 1
12'6 x 10' (3.81m x 3.05m)
Double glazed windows to the front, range of built in bedroom furniture comprising two single door wardrobes with hanging and storage space either side of the bed area, two double doored storage cupboards over the bed area, two sets of three drawer chest of drawers, display cabinets over, built in dressing table with six drawers, glass top, single panel radiator.

Door off entrance hall to:

BEDROOM 2
10'3 x 9' (3.12m x 2.74m)
Double glazed windows to the rear having a favoured southerly aspect, distant sea views, two built in single door wardrobes with hanging and storage space either side of the bed area, double doored storage cupboard over the bed area, single panel radiator.

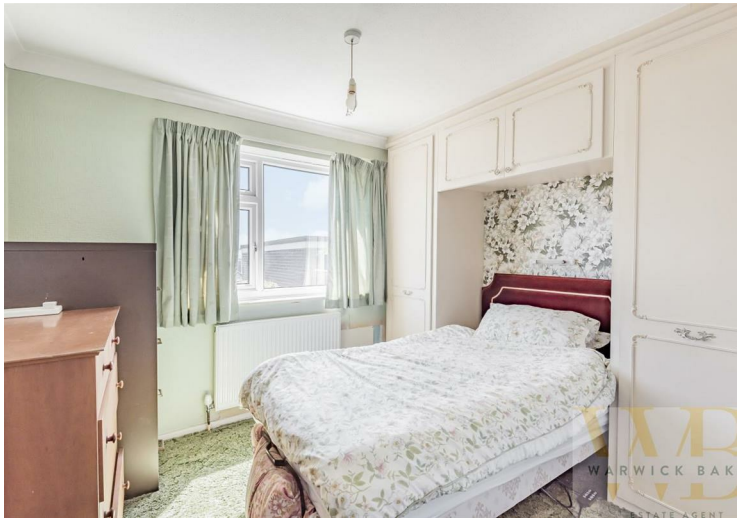
Door off entrance hall to:

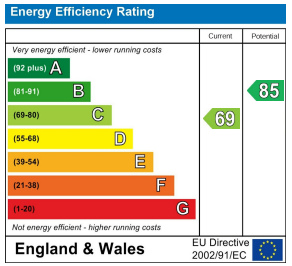
SHOWER ROOM
8'6 x 7' (2.59m x 2.13m)
Being fully tiled, comprising spacious step in shower area with built in shower and rainfall style shower head, separate shower attachment, wall mounted wash hand basin with contemporary style mixer tap, twin drawers under, low level wc, heated hand towel rail, frosted double glazed windows to the side, tiled flooring, upvc panelled ceiling, spot lighting.

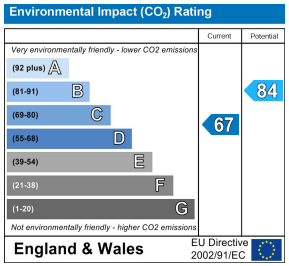
FRONT GARDEN
Being tiered laid to shingle, part shared driveway leading to:

GARAGE
With up and over door.

REAR GARDEN
Access gained via lounge to patio area, three steps down to lower patio area leading to lawned area, enclosed by various flower, trees and shrubs, all having a favoured southerly aspect with distant sea views, enclose by fencing and brick walls, gate giving access toi the driveway.







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