



27 Kingston Close | | Shoreham-By-Sea | BN43 6LP





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£499,950

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\*\*\* OPEN DAY SATURDAY 6TH NOVEMBER 10:00 AM-12:00 PM \*\*\* PLEASE CALL TO ARRANGE A VIEWING APPOINTMENT \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SEMI-DETACHED BUNGALOW LOCATED IN A PEACEFUL CUL-DE-SAC. SITUATED WITHIN 200 METRES OF THE HOLMBUSH CENTRE. PRESENTED WELL THROUGHOUT AND BENEFITING FROM ENTRANCE PORCH, HALLWAY, 13' LOUNGE, DINING ROOM, 2 BEDROOMS, KITCHEN, UTILITY ROOM, FULLY TILED SHOWER ROOM, FRONT GARDEN, COURTYARD, 45' WEST FACING PATIO GARDEN AND DOUBLE GARAGE WITH CAR PIT. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE PORCH
- DINING ROOM
- 45' WESTERLY PATIO GARDEN
- HALLWAY
- KITCHEN + UTILITY ROOM
- DOUBLE GARAGE
- 2 BEDROOMS
- SHOWER ROOM
- 13' LOUNGE
- FRONT GARDEN + COURTYARD

Part frosted double glazed front door leading to:

### ENTRANCE PORCH

5'3" x 5'2" (1.61 x 1.59)

Frosted double glazed window to the rear, vinyl flooring.

Part frosted double glazed door off entrance porch to:

### DINING ROOM

11'4" x 10'0" (3.47 x 3.07)

Having a dual aspect, double glazed windows to the side having a favoured southerly aspect, leaded double glazed window over, double glazed bay window to the front having an easterly aspect, leaded double glazed windows over, borrowed light from entrance porch, double panelled radiator.

Opening off dining room to:

### HALLWAY

8'10" x 6'9" (2.70 x 2.08)

Being 'L' shaped, single panel radiator, spot lighting, access to loft storage space.

Door off hallway to:

### LOUNGE

13'7" x 10'2" (4.15 x 3.11)

Double glazed windows to the front having an easterly aspect, leaded double glazed windows over, feature fireplace surround and mantle, hearth, single panel radiator.

Door off hallway to:

### KITCHEN

9'6" x 7'4" (2.91 x 2.26)

Comprising UPVC sink unit with mixer tap, inset into wood effect work top, drawer and cupboards under, space for freezer to the side, complimented by matching wall unit over, wall unit to the side housing 'WORCESTER' gas fired combination boiler, 'BEKO' free standing gas oven with four ring gas hob, adjacent matching work top spice drawers and display wine rack under, tiled splash back, complimented by matching wall units over, built in 'ARISTON' extractor hood, further matching adjacent matching work top, drawers and cupboard under, tiled splash back, complimented by matching double doored glass display cabinet over, end display shelving,

storage cupboard to the side, fridge over, double glazed window to the side having a favoured southerly aspect, vinyl flooring.

Part frosted glazed door off kitchen to:

### UTILITY ROOM

8'3" x 6'11" (2.52 x 2.13)

Comprising wood effect rolled edge work top, storage cupboard under, display shelf to the side, space and plumbing for washing machine to the side, tiled splash back, adjacent matching work top, space for freezer under, double sliding doored storage cupboard with hanging and shelving space, double glazed windows to the side having a favoured southerly aspect, high level shelving, double glazed windows to the rear having a westerly aspect, part frosted double glazed door giving access to the rear, tiled flooring.

Door off hallway to:

### BEDROOM 1

13'6" x 10'2" (4.12 x 3.12)

Double glazed windows to the rear having a westerly aspect, built in double sliding doored wardrobe with hanging and shelving space, double panelled radiator.

Door off hallway to:

### BEDROOM 2

8'5" x 7'7" (2.59 x 2.33)

Double glazed windows to the front having an easterly aspect, leaded double glazed windows over, single panel radiator.

Door off hallway to:

### SHOWER ROOM

Being fully tiled, comprising pedestal wash hand basin with contemporary style hot and cold taps, low level wc, heated hand towel rail, frosted double glazed windows, step in fully tiled shower cubicle with built in shower and separate shower attachment, sliding glass shower screen, down lighting, vinyl flooring.

### FRONT GARDEN

32'9" x 26'2" (10.00 x 8.00)

Being of irregular shape, mainly laid to lawn, with patio slab

pathway, variety of flowers and shrubs, enclosed by low fencing having an easterly aspect.

Side gate off front garden to:

### COURTYARD

19'9" x 12'7" (6.02 x 3.86)

Laid to patio slab, having a favoured southerly aspect, raised flower bed, enclosed by high fencing.

Gate off courtyard to:

### REAR PATIO GARDEN

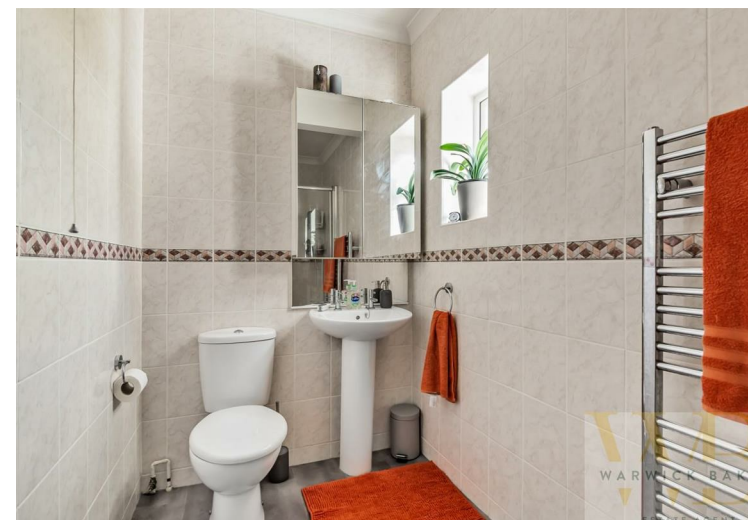
45'11" x 32'1" (14.00 x 9.79)

Having a westerly aspect, laid totally to patio with two slated areas, all enclosed by high fencing.

### DETACHED DOUBLE GARAGE

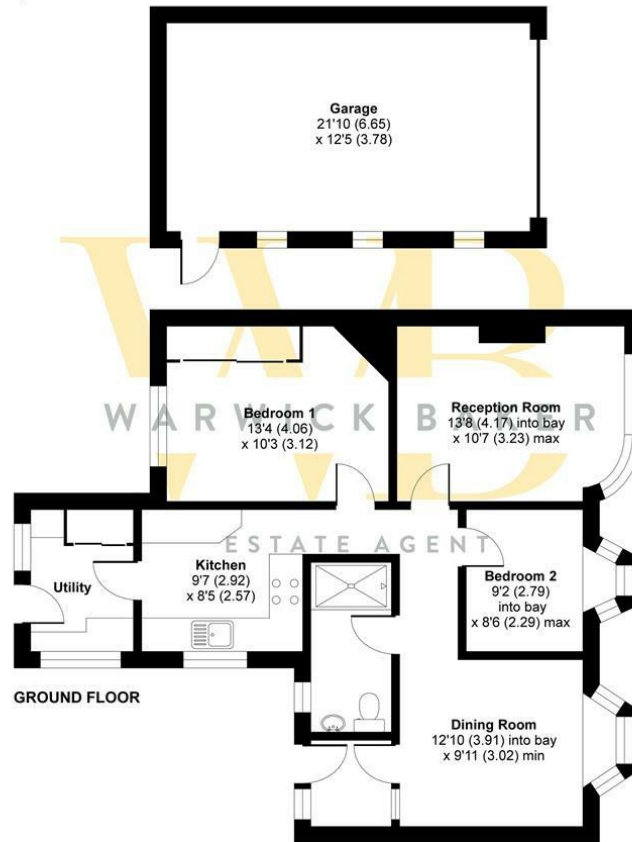
21' x 12' (6.40m x 3.66m)

With up and over door, power and lighting, mechanics car pit, door giving access to the rear garden.

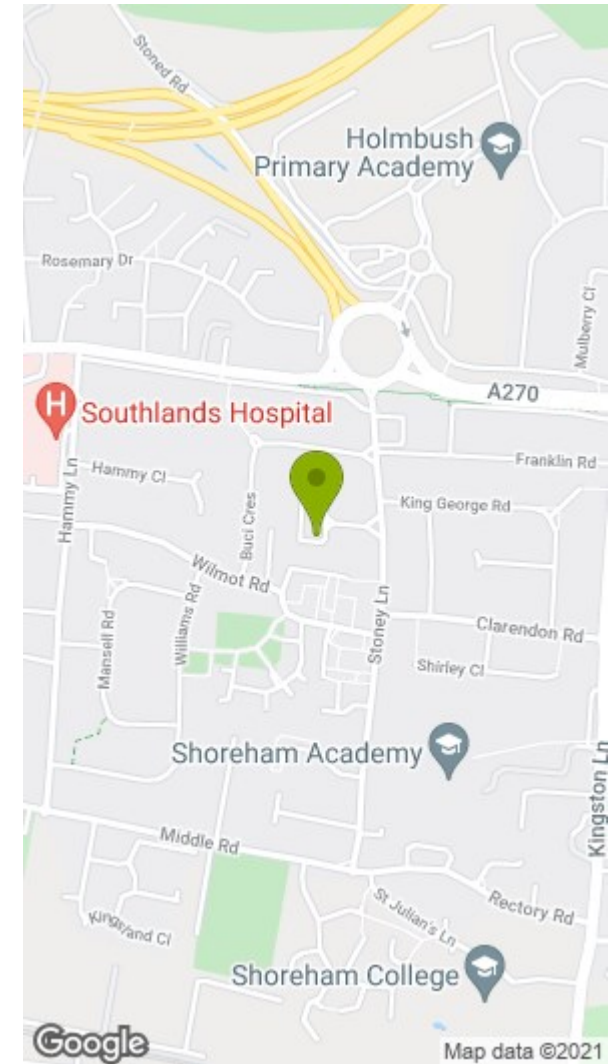


## Sussex Wharf, Shoreham-by-Sea, BN43

Approximate Area = 766 sq ft / 71.2 sq m  
 Garage = 272 sq ft / 25.2 sq m  
 Total = 1038 sq ft / 96.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhccom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 781763.



### 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) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	86	England & Wales	EU Directive 2002/91/EC	63