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

WARWICK BAKER
ESTATE AGENT

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

Offers In Excess Of £499,950

*** £499,950***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS EXTREMELY WELL PRESENTED DETACHED BUNGALOW SITUATED IN NORTH SHOREHAM. THE PROPERTY BENEFITS FROM ENTRANCE VESTIBULE, TWO DOUBLE BEDROOMS, 21' SOUTH FAING LOUNGE OPEN PLAN DINING ROOM, MODERN KITCHEN, MODERN BATHROOM, FRONT GARDEN, PRIVATE OFF ROAD PARKING, SOUTHERLY ASPECT FRONT TERRACE, SHARED DRIVEWAY, GARAGE AND 94' LAWNED REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. VENDOR SUITED.

- ENTRANCE VESTIBULE
- 2 DOUBLE BEDROOMS
- 21' SOUTH FACING LOUNGE/DINING ROOM
- MODERN KITCHEN
- MODERN BATHROOM
- PRIVATE OFF ROAD PARKING
- SHARED DRIVEWAY + GARAGE
- SOUTHERLY FRONT TERRACE
- 94' LAWNED REAR GARDEN
- VENDOR SUITED

Part double glazed front door leading to:

ENTRANCE VESTIBULE
5'4" x 3'9" (01.64m x 1.15m)
Frosted double glazed windows to the front and side, double doors giving access to storage cupboard with hanging and shelving space.

Door off entrance vestibule to:

LOUNGE THROUGH DINING ROOM
21'10" x 21'3" (6.67 x 6.48)
Being ' L ' shaped, having a dual aspect with double glazed window and sliding patio door to the front having a favoured southerly aspect with glimpses of The English Channel, double glazed windows to the side having an easterly aspect, further frosted glazed window, two floor to ceiling contemporary style radiators, part vaulted ceiling with ' VELUX ' window, down lighting.

Opening off lounge through dining room to:

KITCHEN
9'6" x 8'6" (2.91 x 2.61)
Comprising UPVC sink unit with contemporary style mixer tap inset into wood effect work top, storage cupboard under, built in integrated ' BOSCH ' dishwasher to the side, tiled splash back, adjacent matching work top with inset ' BOSCH ' stainless steel four ring hob, drawers and storage cupboard under, pull out corner carousel unit to the side, tiled splash back, ' BOSCH ' stainless steel canopied extractor hood over, matching wall units to the side with down lighting, further adjacent matching work top, built in integrated ' AEG ' washing machine under, tiled splash back, complimented by matching wall units over with under counter lighting, built in ' BOSCH ' electric oven to the side, ' BOSCH ' microwave/oven over, storage cupboards under and over, built in integrated fridge/freezer to the side, built in larder style storage cupboard to the side with pull out drawers, vinyl flooring, double glazed windows to the side having an easterly aspect, down lighting.

Archway off lounge through dining room to:

INNER HALLWAY
9'10" in length (3.02 in length)
Access to loft storage space, down lighting.

Door off inner hallway to:

BEDROOM 1
15'0" x 9'8" (4.58 x 2.95)
Having a dual aspect, double glazed window and sliding patio door to the rear, double glazed window to the side having an easterly aspect, triple mirrored sliding doored wardrobe with hanging and shelving space, floor to ceiling contemporary style radiator, down lighting.

Door off inner hallway to:

BEDROOM 2
10'2" x 9'7" (3.10 x 2.94)
Having a dual aspect, double glazed windows to the side having an easterly aspect, part double glazed door giving access to the side, built in part mirrored sliding doored wardrobe with hanging and shelving space, floor to ceiling contemporary style radiator, vinyl flooring, down lighting.

Door off inner hallway to:

BATHROOM
9'10" x 8'11" (3.00 x 2.73)
Being fully tiled, comprising panel bath with contemporary style mixer tap, twin hand grips, low level wc, low level bidet, vanity unit with inset wash hand basin with contemporary style mixer tap, three drawers under, built in fully tiled shower cubicle with built in shower with rainfall style shower head, separate shower attachment, glass shower screen, heated hand towel rail, part sloping ceiling with ' VELUX ' window, extractor fan, down lighting, vinyl flooring.

FRONT TERRACE
15'1" x 9'1" (4.62 x 2.78)
Having a favoured southerly aspect with glimpses of The English Channel, laid to patio slabs stainless steel hand rail and glass panels..

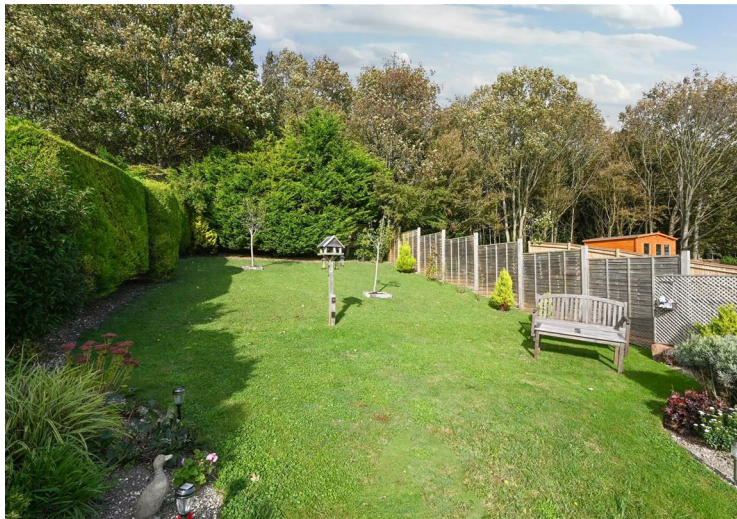
FRONT
31' x 23' (9.45m x 7.01m)
With two off road parking space laid to ' RUMBLESTONE ', raised enclosed shingle area.

Shared driveway leading to:

GARAGE
17'0" x 8'7" (5.20 x 2.64)
With up and over door, power and lighting.

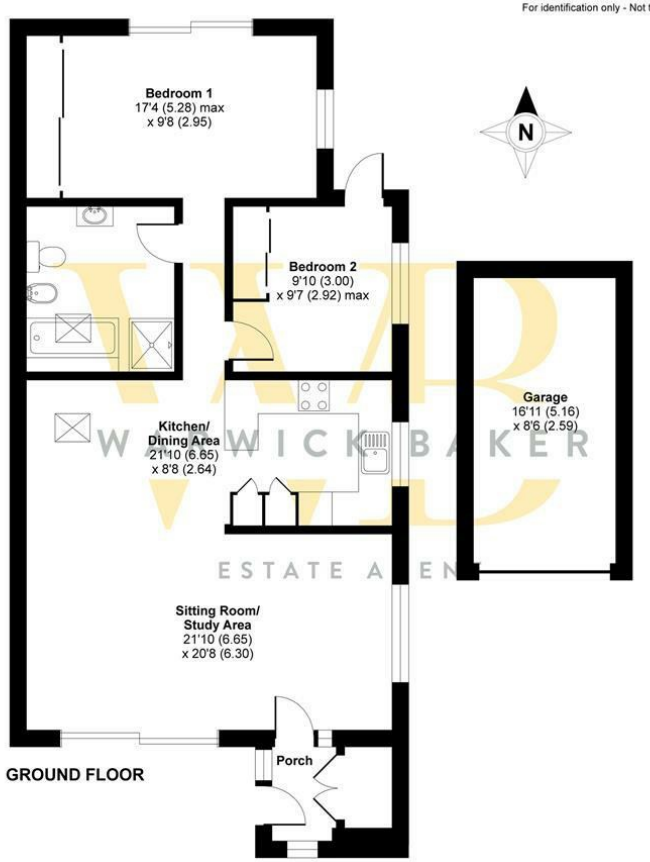
Side gate giving access to:

REAR GARDEN
94' x 36'1" (28.65m x 11.00m)
With split level lower patio slab area, three steps up to lawned area, enclose partly by flower, shrubs, hedges and trees, timber built shed, distant sea glimpses, all enclosed by fencing to three sides.



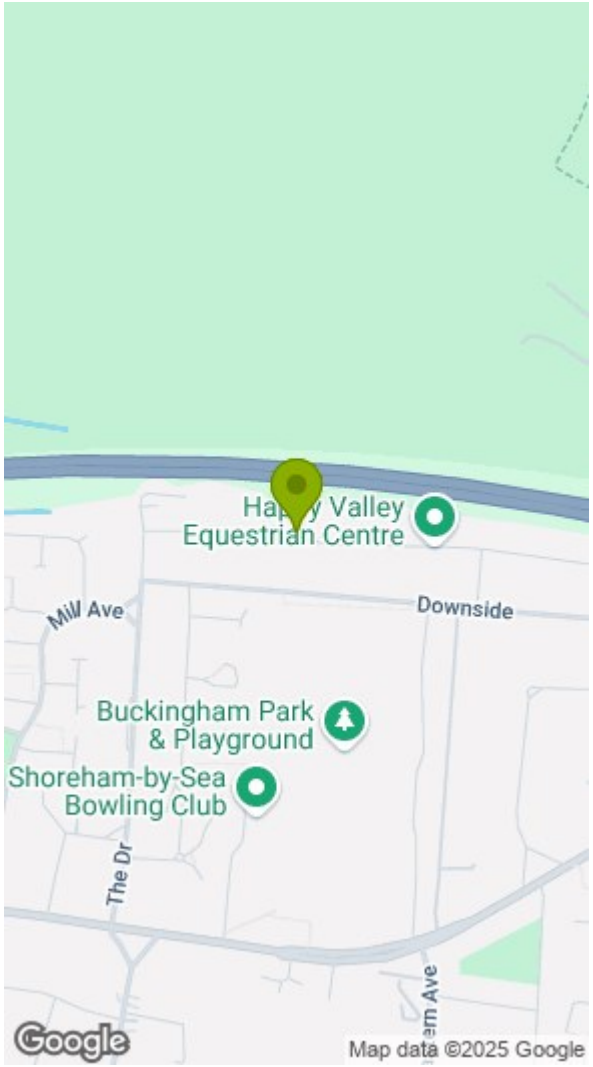
Slonk Hill Road, Shoreham-by-Sea, BN43

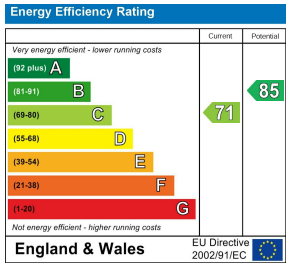
Approximate Area = 898 sq ft / 83.4 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1042 sq ft / 96.8 sq m
For identification only - Not to scale

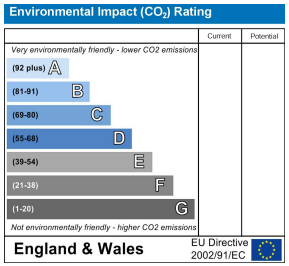


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 767134







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