27 Chanctonbury Drive | | Shoreham-By-Sea | BN43 5FR

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £330,000

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Warwick Baker Estate Agents proudly present this exceptional semi-detached house, a rare gem nestled on elevated ground within the highly sought-after Buckingham Farm development. Ideally located just 1 mile from the vibrant town centre and mainline railway station (reaching London Victoria in a swift 80 minutes), this property perfectly balances convenience and comfort.

As you enter, you'll be greeted by a welcoming entrance vestibule that leads to a spacious lounge, flowing effortlessly into a well-appointed kitchen/diner—perfect for entertaining friends and family. The home boasts two generously sized double bedrooms and a bathroom, providing an ideal retreat for all.

- ENTRANCE VESTIBULE
- BATHROOM
- 36' WEST FACING REAR GARDEN
- 17' LOUNGE
- 20' FRONT GARDEN
- NO UPWARD CHAIN
- 13' KITCHEN/DINER
- 30' PRIVATE DRIVEWAY
- TWO DOUBLE BEDROOMS
- 17' GARAGE

Part leaded stained glass double glazed front door leading to:

ENTRANCE VESTIBULE
5'6" x 4'6" (1.69 x 1.39)
Frosted leaded stained glass double glazed window to the front, electric trip switches, laminate wood flooring.

Part frosted glazed door off entrance vestibule to:

LOUNGE
17'5" x 12'11" (5.31 x 3.95)
Double glazed windows to the front having an easterly aspect, feature wood fireplace surround and mantle, inset electric log effect fire, two single panel radiators.

Frosted glazed door off lounge to:

KITCHEN/DINER
12'11" x 9'1" (3.96 x 2.78)
Comprising stainless steel sink unit with mixer tap inset into granite effect worktop, storage cupboard under, space and plumbing for washing machine to the side, space for fridge to the side, matching adjacent work top with inset ' KARINEAR ' four ring electric hob, slow closing drawers and cupboards under, stainless steel backsplash, glass and stainless steel extractor hood, further adjacent matching worktop, slow closing drawers and cupboards under, complemented by matching wall units over, built in ' HOTPOINT ' electric oven to the side, electric oven over, storage cupboards under and over, wall mounted ' WORCESTER ' gas boiler (central heating only), single panel radiator, double glazed windows to the rear having a westerly aspect, laminate wood flooring, spotlighting.

Turning staircase with bannister and spindles up from lounge to:

LANDING
Access to loft space.

Door off landing to:

BEDROOM 1
13'1" x 11'10" (4.00 x 3.61)
Double glazed windows to the front having an easterly aspect, single panel radiator.

Door off landing to:

BEDROOM 2
12'11" x 8'11" (3.95 x 2.74)
Double glazed widows to the rear having a westerly aspect, built in triple sliding doored wardrobe with hanging and shelving space, single panel radiator.

Door off landing to:

BATHROOM
Comprising bath with contemporary style mixer tap, twin hand grips, tiled splash back, built in shower with separate shower attachment, shower rail and curtain, low level wc, pedestal wash hand basin with hot and cold taps, tiled splash back, heated hand towel rail, high level frosted double glazed window, laminate wood flooring, door giving access to airing cupboard housing pre-factory lagged hot water cylinder.

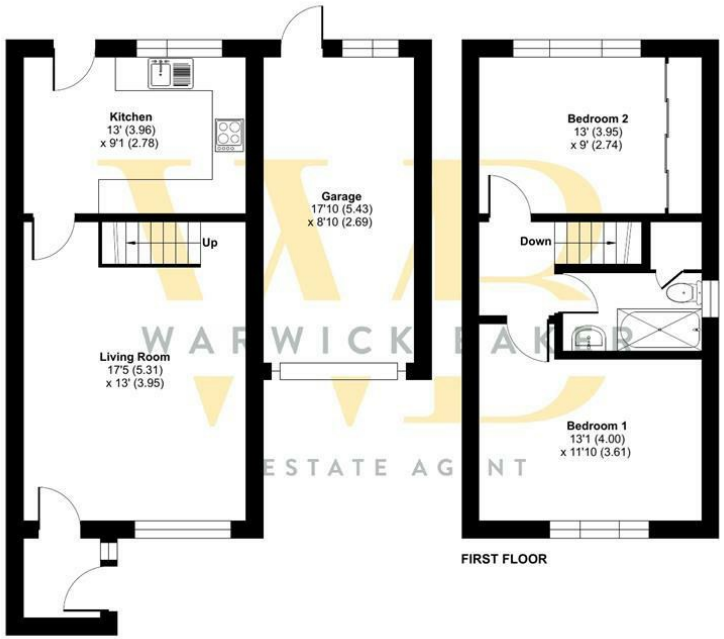
FRONT GARDEN
20'8" x 13'1" (6.30 x 4.00)
Having an easterly aspect, laid to lawn with a variety of flowers and shrubs, private driveway 9.30m (30'6") with parking for two vehicles leading to:

GARAGE
17'9" x 8'9" (5.43 x 2.69)
With up and over door, power and lighting, double glazed windows to the rear having a westerly aspect, double glazed door giving access to:

REAR GARDEN
36'0" x 22'6" (10.98 x 6.88)
Having a westerly aspect, being tiered, low level laid to astro-turf, shingle area with flower and shrub border, steps up to further split-level rockery gardens with a variety of flowers and shrubs, enclosed by high walls and fencing.

Chanctonbury Drive, Shoreham-by-Sea, BN43

Approximate Area = 728 sq ft / 67.6 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 885 sq ft / 82.1 sq m
For identification only - Not to scale



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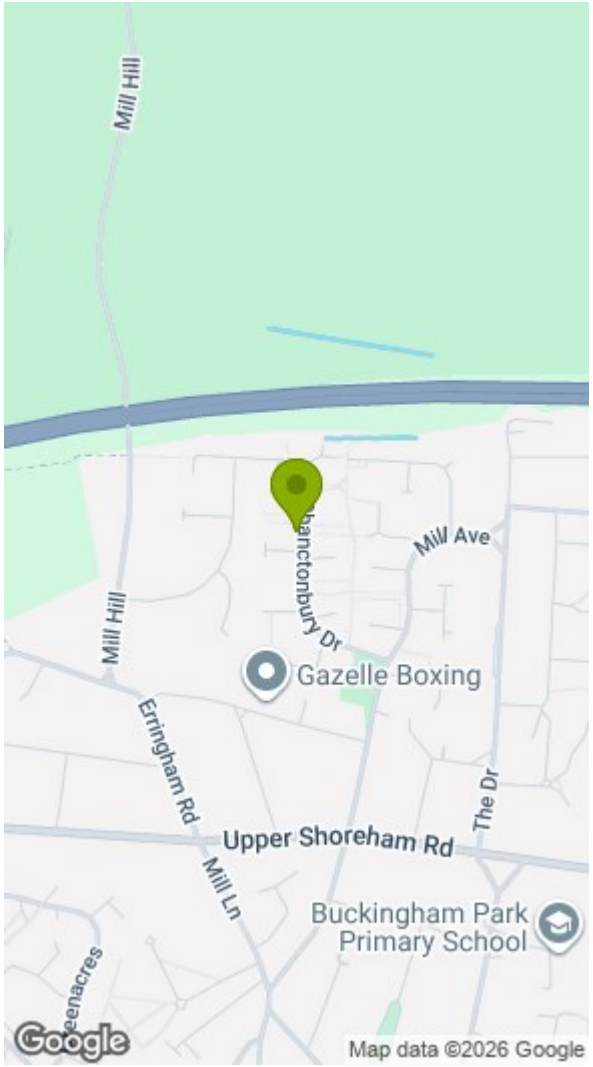
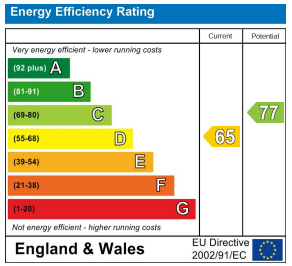
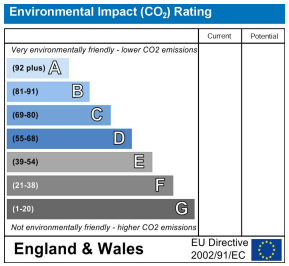
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1420026







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