16 Kingston Way | | Shoreham-By-Sea | BN43 6YA

WARWICK BAKER
ESTATE AGENT

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£459,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE DETACHED BUNGALOW. SITUATED WITHIN 200 METRES OF THE HOLMBUSH CENTRE. THE PROPERTY BENEFITS FROM ENTRANCE HALLWAY, 20' SOUTH FACING LOUNGE, 2 DOUBLE BEDROOMS, KITCHEN/BREAKFAST ROOM, CONSERVATORY, FULLY TILED BATHROOM, 37' FRONT GARDEN WITH OFF ROAD PARKING, 56' SOUTH FACING RAER GARDEN AND GARAGE WITH PARKING SPACE. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. (15/08/2023 Permission was obtained from the local authority for a single storey rear extension with roof lights, hip to gable roof extension and side dormers.)

- ENTRANCE PORCH
- ENTRANCE HALL
- 20' SOUTH FACING LOUNGE
- 2 DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- FULLY TILED BATHROOM
- 37' FRONT PARKING
- 56' SOUTH FACING REAR GARDEN
- GARAGE + OFF ROAD PARKING SPACE

Part glazed door giving access to:

ENTRANCE PORCH
Part frosted glazed door off entrance porch to:

ENTRANCE HALL
13'8" x 12'7" (4.19 x 3.86)
Being ' L ' shaped, access to loft storage space, double panelled radiator, storage cupboard housing electric meter and trip switches, door giving access to airing cupboard housing pre-factory lagged hot water cylinder, slatted shelving over, storage cupboard over, laminate wood flooring.

Part frosted glazed door off entrance hall to:

LOUNGE
20'0" x 14'6" (6.11 x 4.44)
Into south facing bay with double glazed windows and sliding double glazed patio door to the rear, feature gas coal effect fireplace with canopy and hearth, double panelled radiator.

Part frosted glazed door off entrance hall to:

KITCHEN/BREAKFAST ROOM
11'9" x 11'5" (3.59 x 3.48)
Being fully tiled, comprising 1 1/4 bowl stainless steel sink unit with mixer tap, inset into granite effect work top with pine doored storage cupboards under, space and plumbing for washing machine to the side, space and plumbing for dishwasher to the side, complimented by pine doored storage cupboards over, space for cooker to the side with matching granite effect work top to either side with pine doored storage cupboards under, ' HOTPOINT ' extractor hood over, complimented by pine doored storage cupboards to either side, ' POTTERTON ' gas fired boiler to the side (central heating only), digital control unit, space for tall fridge/freezer to the side, adjacent matching granite effect work top, space for fridge under, four pine drawers to the side, pine doored storage cupboards to the side, complimented by pine doored storage cupboards over, two larder style pine doored storage cupboards to the side with shelving, further adjacent granite effect work top, twin pine doored storage cupboards under, complimented by two pine doored storage cupboards over, frosted double glazed windows to the side, tiled flooring.

Part double glazed door off kitchen/breakfast room to:

CONSERVATORY
11'7" x 10'11" (3.55 x 3.34)
Being fully double glazed to three sides, sloping roof, vinyl flooring.

Door off entrance hall to:

BEDROOM 1
13'8" x 12'5" (4.17 x 3.81)
Double glazed windows to the front, double panel radiator.

Door off entrance hall to:

BEDROOM 2
11'5" x 10'5" (3.50 x 3.19)
Into bay with double glazed windows to the front, double panel radiator.

Door off entrance hall to:

BATHROOM
Being fully tiled, comprising panel bath with contemporary style mixer tap, twin hand grips, vanity unit with inset wash hand basin with contemporary style mixer tap, storage cupboards under, low level wc to the side, heated hand towel rail, frosted double glazed windows, down lighting, step in fully tiled shower cubicle with built in shower and separate shower attachment, glass shower door.

FRONT GARDEN
37'2" x 21'3" (11.34 x 6.50)
Twin iron gates giving access to fully brick hard standing for two cars, two steps up to raised brick area with flower and shrub border, enclosed by low walling and fencing, brick pathway to the side with iron gate giving access to:

REAR GARDEN
56' x 37' (17.07m x 11.28m)
Having a favoured southerly aspect, patio slab area, central lawned area, two glass greenhouses, two timber sheds, variety of flowers trees and shrubs, apple trees, pear tree, all enclosed by high walling and fencing to three sides.

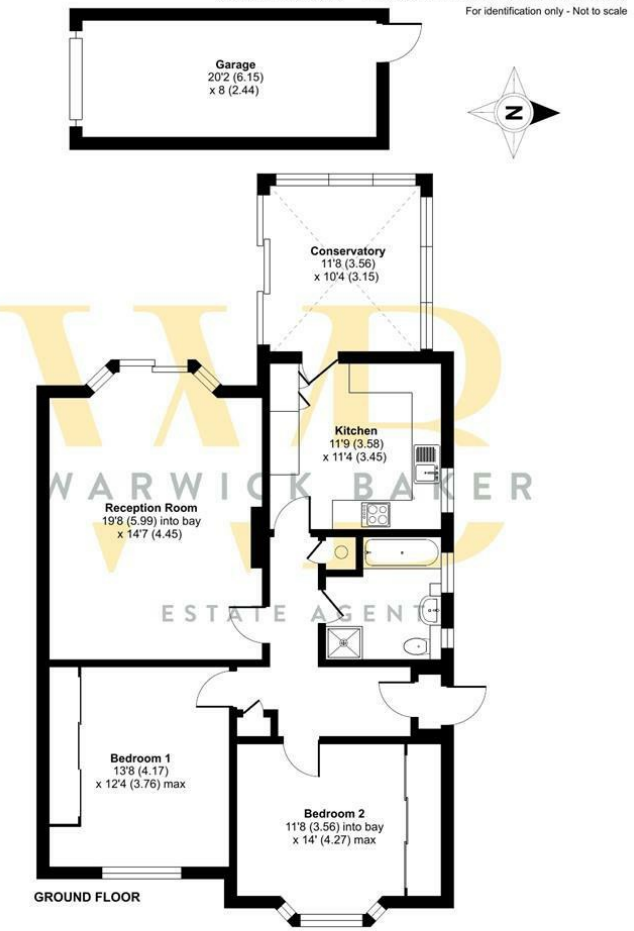
Side gate giving access to courtyard area:

GARAGE
20'2" x 8' (6.15m x 2.44m)
With up and over door, door giving access to courtyard area, parking space to the front.

Kingston Way, Shoreham-by-Sea, BN43

Approximate Area = 1222 sq ft / 114 sq m (includes garage)

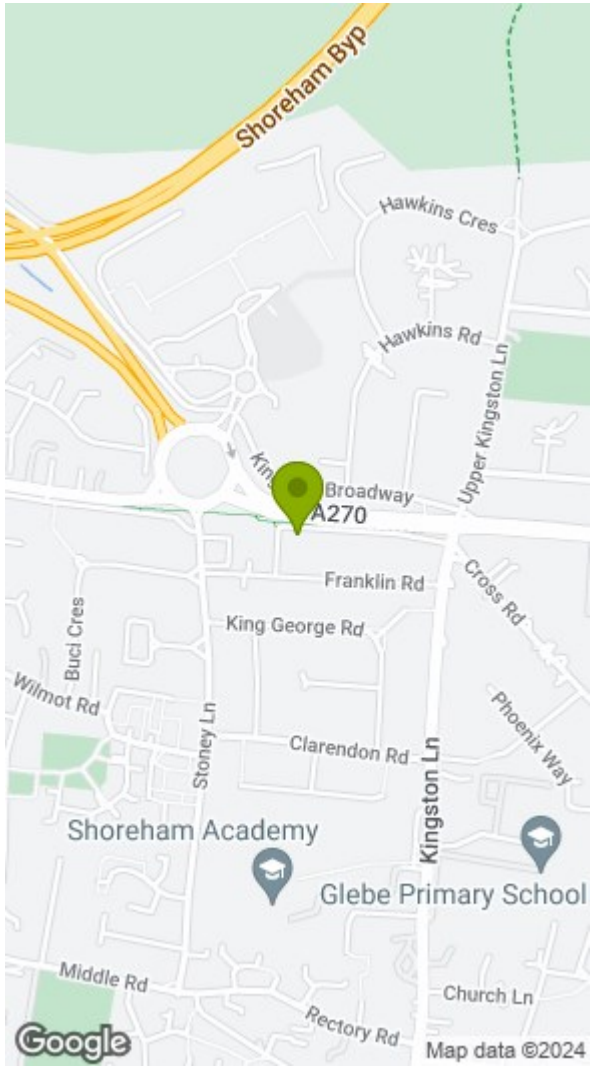
For identification only - Not to scale

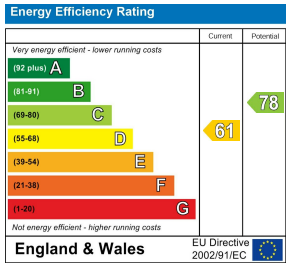


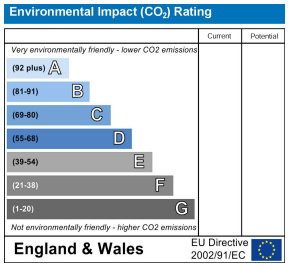
WARWICK BAKER ESTATE AGENT

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 880622







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

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