



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





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£300,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS SEMI-DETACHED BUNGALOW. IN NEED OF UPDATING THROUGHOUT. LOCATED WITHIN 500 METRES OF HOLMBUSH SHOPPING CENTRE. THE PROPERTY BENEFITS FROM ENTRANCE HALL, 14' WEST FACING LOUNGE, KITCHEN/DINING ROOM, TWO BEDROOMS, FULLY TILED BATHROOM, FRONT GARDEN, 25' REAR GARDEN, 16' GARAGE AND OFF ROAD PARKING SPACE. NO UPWARD CHAIN.

- ENTRANCE HALL
- FULLY TILED BATHROOM
- 16' GARAGE AND OFF ROAD PARKING SPACE
- 14' WEST FACING LOUNGE
- FRONT GARDEN
- NO UPWARD CHAIN
- KITCHEN/DINING ROOM
- 25' REAR GARDEN
- TWO BEDROOMS
- SHARED DRIVEWAY

Part frosted double glazed front door leading to:

### ENTRANCE HALL

9'2" x 6'9" (2.80 x 2.07)

Being 'L' shaped, part pine panelled walls to dado height, radiator with cover.

Frosted glazed pine door off entrance hall to:

### LOUNGE

14'1" x 10'1" (4.31 x 3.09)

Into bay with double glazed windows to the front having a westerly aspect, feature tiled fireplace surround and mantle, tiled hearth, double panelled radiator.

Twin saloon style louvred doors off entrance hall to:

### KITCHEN/DINING ROOM

#### KITCHEN

8'4" x 8'3" (2.56 x 2.52)

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into wood beaded worktop, space and plumbing for washing machine under, storage cupboards to the side, complimented by matching wall units over, matching adjacent worktop with drawers and cupboard under, tiled splash back, complimented by display shelving over, spice drawers to the side, leaded glazed display cupboard to the side, further adjacent matching worktop with inset ' WHIRLPOOL ' four ring electric hob, built in ' INDESIT ' electric oven to the side, drawers to the side, space for fridge to the side, tiled splash back, extractor hood over ( not functioning ) display shelving to the side, vinyl flooring, double glazed windows to the side.

Opening off kitchen to:

### DINING ROOM

10'6" x 7'0" (3.22 x 2.15)

Having a triple aspect, double glazed windows to the rear having an easterly aspect, double glazed windows to the side having a favoured southerly aspect, frosted double glazed door giving access to the driveway, pine panelled walls, spot lighting.

Frosted glazed pine door off entrance hall to:

### BEDROOM 1

13'11" x 10'2" (4.26 x 3.12)

Double glazed window and part double glazed French door to the rear having an easterly aspect, feature fireplace with tiled hearth, spotlighting, double panelled radiator.

Frosted glazed pine door off entrance hall to:

### BEDROOM 2

7'3" x 6'4" (2.22 x 1.94)

Double glazed bay windows to the front having a westerly aspect, part pine panelling to dado height, radiator with cover, triple sliding mirrored door wardrobe with hanging and shelving space, vinyl flooring.

Ladder up from bedroom 2 to:

### OCCASIONAL BED AREA

7'3" x 3'8" (2.23 x 1.14)

Sloping ceiling with ' VELUX ' window, pine door giving access to eaves storage space, vaulted beamed ceiling.

Frosted glazed pine door off entrance hall to:

### BATHROOM

Being fully tiled, comprising panel bath with hot

and cold taps, twin hand grips, built in shower with separate shower attachment, shower rail and curtain, wall mounted wash hand basin with hot and cold taps, low level wc, frosted double glazed window, tiled flooring, extractor fan.

### FRONT GARDEN

29'4" x 18'4" (8.95 x 5.60)

Being of irregular shape having a westerly aspect, laid to lawn with five palm trees.

Shared driveway leading to:

### OFF ROAD PARKING SPACE

Off road parking for one vehicle leading to:

### GARAGE

16'9" x 8'8" (5.11 x 2.66)

With up and over door.

Door off garage to:

### REAR GARDEN

25'7" x 19'8" (7.80 x 6.00)

Having an easterly aspect laid to lawn with a variety of flowers, trees and shrubs, enclosed by high wall and fencing.

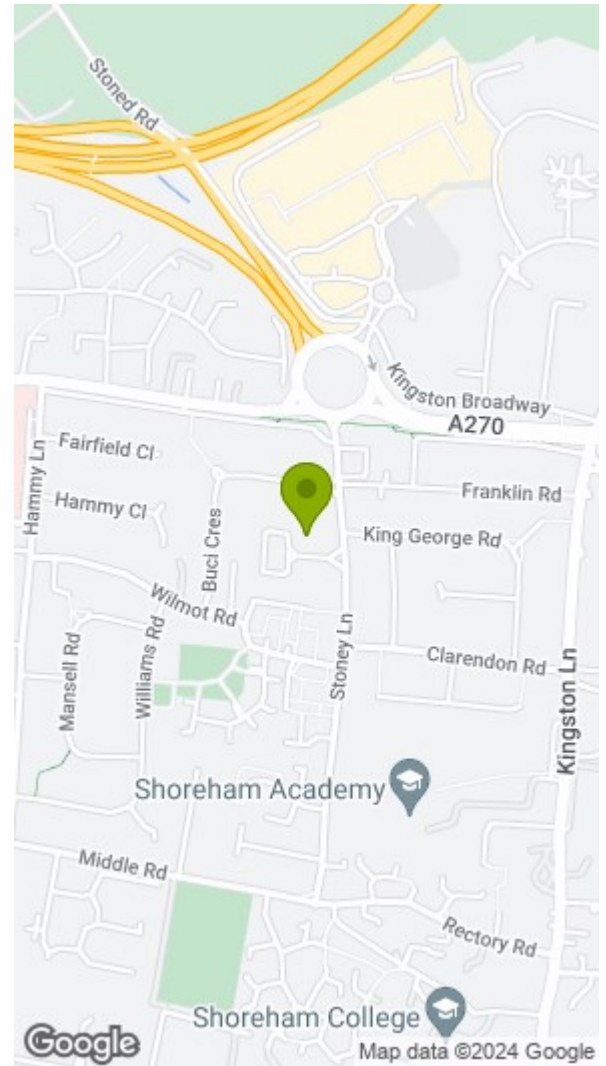


# Kingston Close, Shoreham-by-Sea, BN43

Approximate Area = 576 sq ft / 53.5 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). © rickwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1111947



## 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		
<b>85</b>			<b>62</b>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	