



12 Mill Hill Close | | Shoreham-By-Sea | BN43 5TP





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£650,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS EXTREMELY WELL PRESENTED DETACHED CHALET STYLE BUNGALOW.

SET IN A QUIET CUL DE SAC OFF OF MILL HILL IN NORTH SHOREHAM THE PROPERTY OFFERS SPACIOUS ACCOMMODATION INCLUDING THREE DOUBLE BEDROOMS, 19'11 KITCHEN / DINING ROOM, 22'2 LIVING ROOM.

NO ONWARD CHAIN.

- DETACHED CHALET BUNGALOW
- 19'11 KITCHEN / DINER
- CALL NOW TO VIEW
- MILL HILL CLOSE
- 22'2 LIVING ROOM
- 01273 461144
- QUIET LOCATION
- PARKING
- THREE DOUBLE BEDROOMS
- NO CHAIN

## ENTRANCE HALL

Door to front, doors giving access to Living Room, Bedrooms 1 & 3, Bathroom, W.C, storage cupboard, double doors to

## INNER HALLWAY

Stairs rising to the First Floor Landing, storage cupboards, space for American style Fridge Freezer, opening to

## KITCHEN / DINING ROOM

19'11 x 14'7 (6.07m x 4.45m)

Extensive range of modern wall and base level units, work surfaces, inset hob, extractor over, x2 Neff hide and slide eye level ovens, inset sink / drainer unit, integrated dish washer, wine fridge, space for appliances, breakfast bar area. Opening to Dining area, rear aspect window, bi-folding doors leading out onto the rear gardens.

## LIVING ROOM

22'2 x 14'5 (6.76m x 4.39m)

Southerly aspect room, front aspect

window, feature fire place, extensive shelving units with cupboards under.

## BEDROOM 1

13'7 x 11'7 (4.14m x 3.53m)

Southerly aspect room, front aspect window, fitted wardrobes and vanity unit.

## BEDROOM 2

14'2 x 11'7 (4.32m x 3.53m)

Rear aspect window.

## BATHROOM

Matching modern suite, panel enclosed bath with centre taps and shower over, pedestal wash hand basin, side aspect obscure glass window.

## CLOAKROOM

W.C, side aspect obscure glass window.

## FIRST FLOOR LANDING

Velux style window, door to

## BEDROOM 2

13'11 x 12'7 (4.24m x 3.84m)

Rear aspect window, Westerly facing Velux style windows and Easterly aspect window.

## OUTSIDE

### FRONT GARDENS

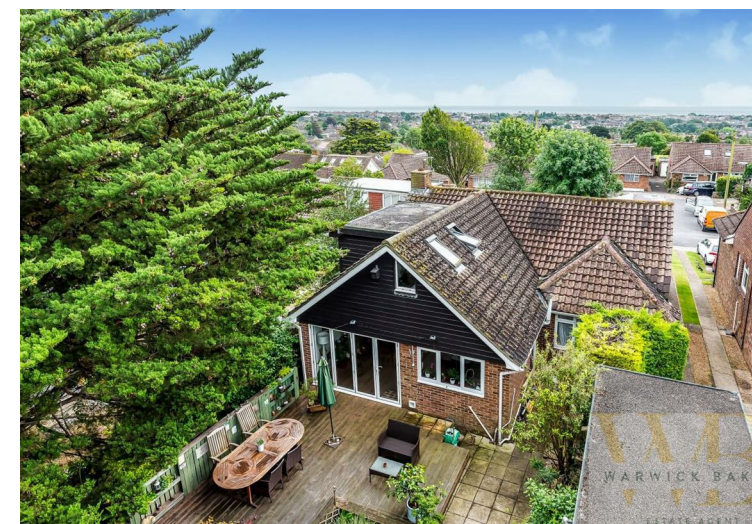
Predominantly laid to slate providing off road parking for numerous cars, areas of lawn, enclosed by mature tree and shrub borders. Shared driveway leading to

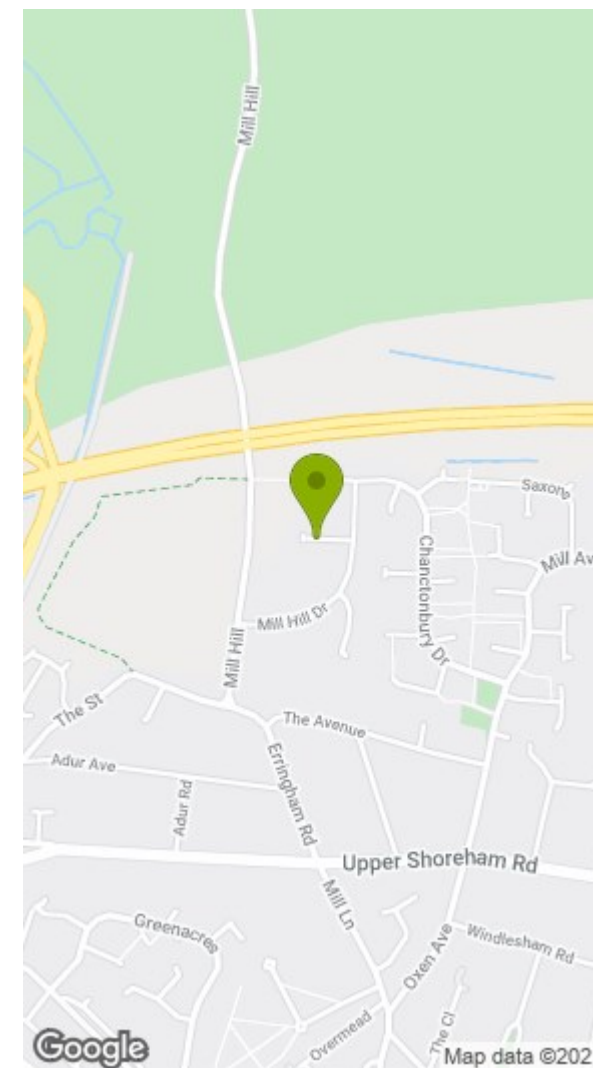
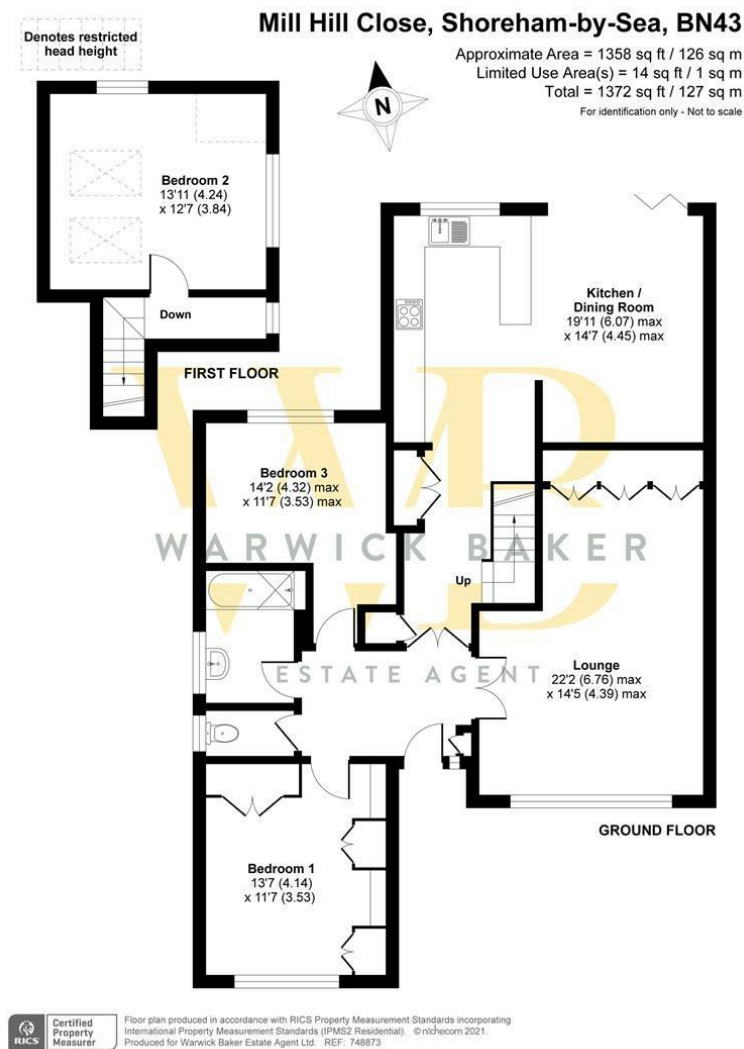
### REAR GARDEN

Laid to lawn with a pond, mature tree and shrub borders. Large decked area.

## GARAGE

Up and over door.





## 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                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |