



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





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

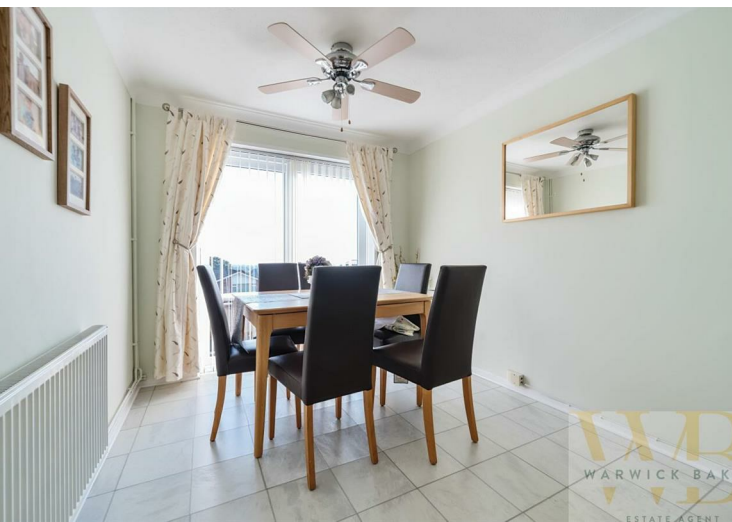
£519,995

\*\*\* £519,995 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS DETACHED BUNGALOW IN SLONK HILL.

THE PROPERTY BENEFITS FROM A SOUTHERLY ASPECT LIVING ROOM, MODERN FITTED KITCHEN, CONSERVATORY OVERLOOKING THE REAR GARDENS, REFITTED MODERN FAMILY BATHROOM AND THREE DOUBLE BEDROOMS.

OUTSIDE THERE IS A SOUTHERLY ASPECT TERRACE WITH STUNNING VIEWS OVER SHOREHAM, FRONT GARDENS, DRIVEWAY AND GARAGE. AT THE REAR THERE ARE WELL-MANICURED GARDENS WITH A RAISED DECKED AREA ALSO WITH SOUTHERLY VIEWS OF



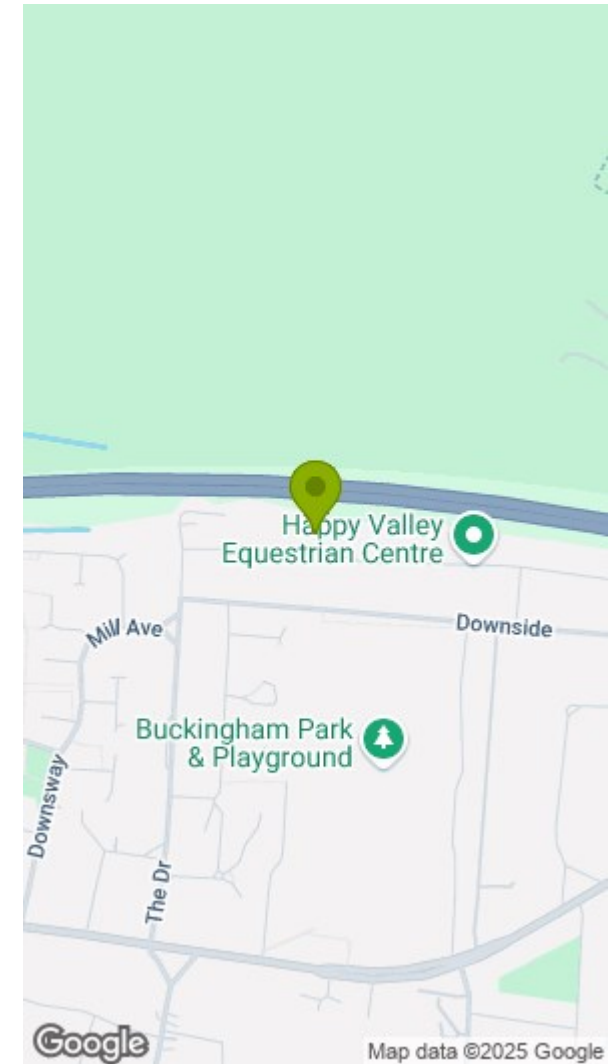
## Slonk Hill Road, Shoreham-by-Sea, BN43

Approximate Area = 1226 sq ft / 113.9 sq m (includes garage)

For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1190268



### 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	