



Kingston Close, Shoreham-By-Sea

Offers In Excess Of
£450,000
Freehold

- Excellent Semi Detached Bungalow
- 2 Bedrooms In Bungalow
- Conservatory
- Quiet Close Location
- EPC Rating D
- Detached One Bedroom Annexe In Garden
- Well Maintained Gardens
- Excellent 24' kitchen/Dining Room
- Double Glazing And Central Heating

An excellent opportunity to purchase this semi detached bungalow with SEPARATE DETACHED ANNEXE at the end of this quiet close in an excellent location close to amenities and main transport links.

The property, which has double glazing and central heating has been well maintained by the current owners and offers well arranged accommodation including 2 bedrooms, 24' fully fitted kitchen with ample space for dining table and chairs, conservatory overlooking the rear garden. There is a wet room and separate WC. Outside, there is an EXCELLENT DETACHED BRICK BUILT ANNEXE, ideal for independent family member or use as a home office.

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Accommodation

Porch

Double glazed door to entrance porch, door to hallway.

Entrance Hall

Laminate flooring, access to loft space.

Lounge 13'1 x 10'6 (3.99m x 3.20m)

TV point, coved ceiling, direct access into kitchen/dining room.

Kitchen/dining room 24'3 x 9'6 (7.39m x 2.90m)

Attractive fitted kitchen comprising of: stainless steel single drainer sink unit, cupboards beneath and further matching low level cupboards and drawers with work surface above. Matching wall mounted cupboards, electric oven and gas hob with extractor above, plumbing for washing machine, space for fridge/freezer, coved ceiling, vinolay flooring, double glazed window, radiator, ample space for dining table and chairs.

Conservatory 15'1 x 7'3 (4.60m x 2.21m)

Lovely double glazed conservatory with views of garden, vinolay flooring, radiator.

Bedroom 1 14'1 x 10'6 (4.29m x 3.20m)

Double glazed window, radiator.

Bedroom 2 8'6 x 7'3 (2.59m x 2.21m)

Double glazed window, radiator.

Shower Room/Wet Room 8'2 x 5'7 (2.49m x 1.70m)

Built in shower, tiled and panelled walls, wash hand basin, radiator.

Separate WC/Utility Room

Low level WC, double glazed window, plumbing and space for washing machine.

Outside

Annexe

Excellent brick built detached annexe situated in rear garden, comprising of:

Lounge

Coved ceiling, double glazed window overlooking rear garden.

Bedroom

Double glazed window overlooking garden.

Shower Room

Built in shower, wash hand basin, low level WC, fully tiled walls, ladder style radiator.

Front Garden

Well maintained front garden, driveway with off street parking, timber garden shed.

Rear Garden

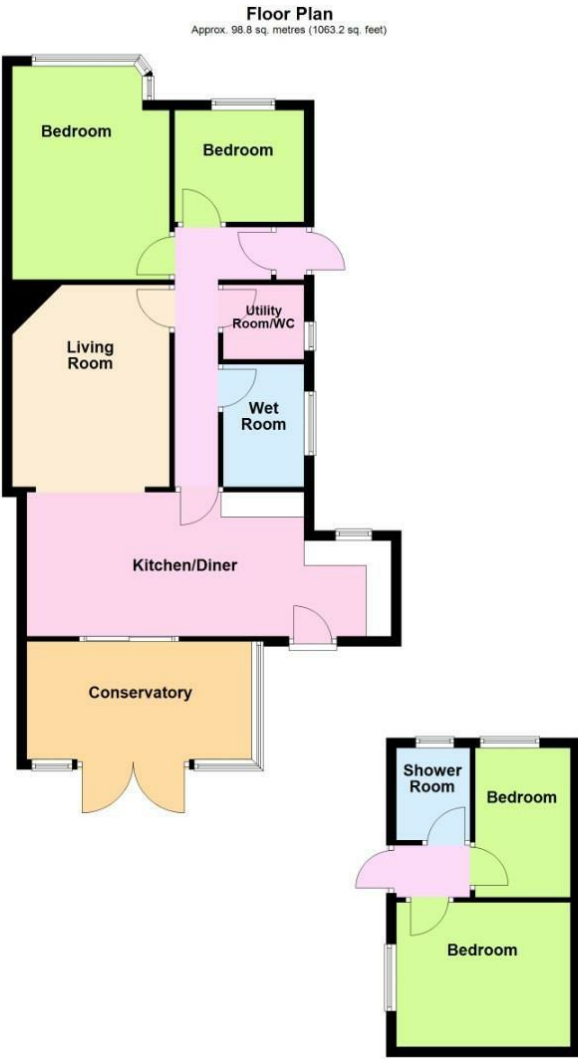
Well maintained, laid mainly to lawn with raised patio area to the rear, timber summer house.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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