



# Lawton & Dawe

## PROPERTIES



## 44 Hawkins Crescent

, Shoreham-By-Sea, BN43 6TP

**Offers Over £650,000**

Lawton and Dawe are thrilled to have for sale this beautifully converted four-bedroom bungalow, which offers versatile living space with a modern design, perfect for contemporary family life.

Nestled in a convenient location overlooking Shoreham and the South Downs, the property benefits from easy access to local amenities, good local schools (Holmbush Primary Academy, Harons Dale Primary, and Shoreham academy) making it an ideal choice for those seeking both comfort and practicality.

There are two downstairs bedrooms, offering flexibility for various family needs with the potential for a home office or study/teenagers room/storage room or bedrooms, with the larger double located at the back of the property.

The downstairs bathroom is spacious with a shower cubicle and neutral suite. The modern kitchen is fully fitted with neutral units. The dining area offers a family fridge/freezer and tumble drier and still retains a nice space to entertain, overlooking the garden.

The loft extension has been carried out to maximise space, and upstairs there are two good size double bedrooms, and another large shower room – there is also plenty of leave's storage.

The property boasts a large, well-maintained garden and patio area, providing an excellent outdoor space for children to play or gardening enthusiasts, not to mention a large shed! There is also a substantial driveway offering ample off-street parking. The garage provides convenient storage space and further parking options for a smaller car.

- Immaculately presented four bedroom converted bungalow
- Two bathrooms
- Large driveway
- Large east facing garden with large shed
- Flexible accommodation
- Potential to extend further (subject to planning permission)
- Close to local amenities and schools

### Viewing

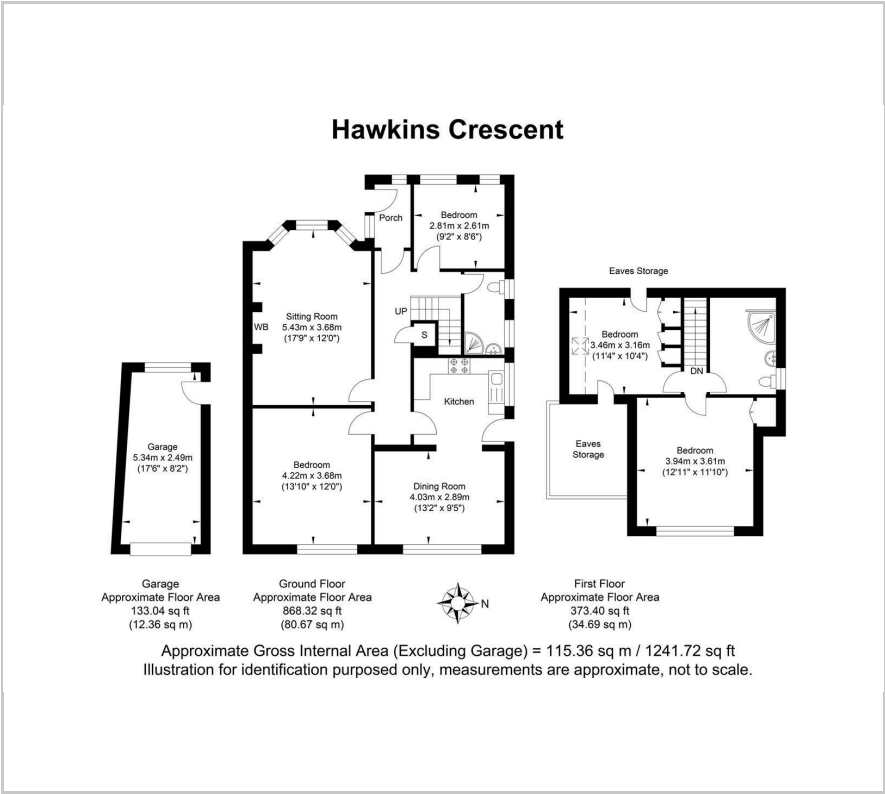
Please contact our Lawton & Dawe Properties Ltd Office on 01273917791

If you wish to arrange a viewing appointment for this property or require further information

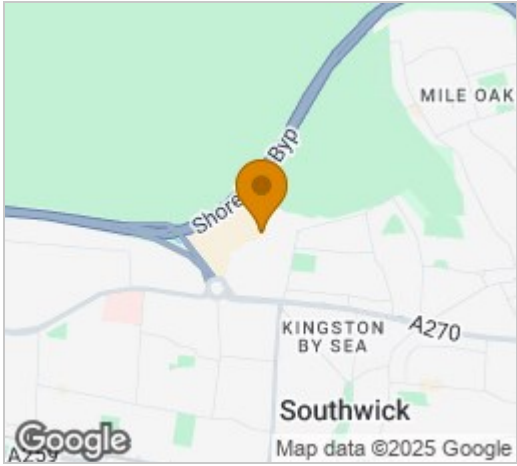




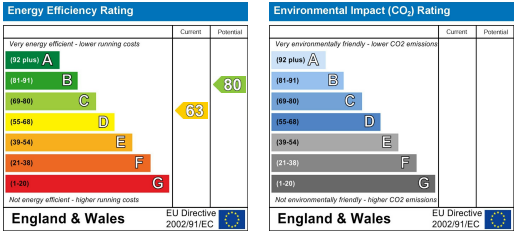
Floor Plan



Area Map



Energy Efficiency Graph



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