



4 Downside Close, Shoreham-By-Sea, Sussex, BN43 6AF
£567,950 to £600,000 Freehold



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- Modernised Chalet-style Bungalow
- Prime Location on the edge of Buckingham Park, under a mile to the town centre and mainline station, with Holmbush Shopping Centre approximately 1.5 miles away.
- Front Garden beautifully maintained, mainly laid to lawn with mature borders and beds.
- Parking and Garage with part paved driveway leading to double gates and a detached garage, providing ample parking and storage.
- Bright and Airy Living Room, dual aspect with parquet flooring, two double glazed windows, modern radiators, and an oak mantle feature chimney breast.
- Spacious Kitchen/Diner: Fitted kitchen spanning the rear, with integrated appliances.
- Large First-Floor Bedroom: with eaves storage and newly (2023) fitted En-suite.
- Private Patio and Raised Garden with mature planting and scenic rooftop and some sea views.
- Elevated position with lovely far reaching views.
- Two Bedrooms (Originally Three) with potential to extend (STPP).

Exterior Features:

A meticulously cared-for garden graces the front, predominantly grass with mature borders, enhancing the property's curb appeal.

A practical, partly paved driveway extends alongside the property, leading to double gates that reveal a detached garage set slightly back, providing ample parking and storage solutions.

Interior Highlights:

Upon entering, the welcoming hall, adorned with parquet flooring and featuring two storage cupboards, serves as a gateway to the home's primary spaces.

Part glazed double oak veneered doors open to a luminous, dual-aspect living room, boasting parquet flooring, two double-glazed windows for abundant natural light, modern anthracite radiators, and a striking chimney breast with an oak mantle.

The ground floor also accommodates a versatile room, perfect as a bedroom or home office, offering flexibility to meet your lifestyle needs.

The expansive kitchen/diner at the rear is thoughtfully designed, complete with integrated appliances (washing machine and dishwasher), provision for a range-style cooker, and American-style fridge-freezer. Additional storage is cleverly integrated below the staircase.

Upper-Level Features:

The first floor hosts a spacious double bedroom with eaves storage and an adjoining refitted modern ensuite bathroom (2023). The main bedroom presents a unique opportunity for enhancement or expansion (subject to planning permission), potentially adding two additional bedrooms with bathrooms.

Outdoor Living:

A secluded patio area and raised garden at the back, with mature planting, offers privacy and picturesque views of the rooftops and sea beyond.

A detached single garage, equipped with an up-and-over door, double-glazed window, and electricity, adds convenience and functionality.

Additional Details:

Council Tax Band: E, £2,851.98 2024/2025 (Adur District Council).

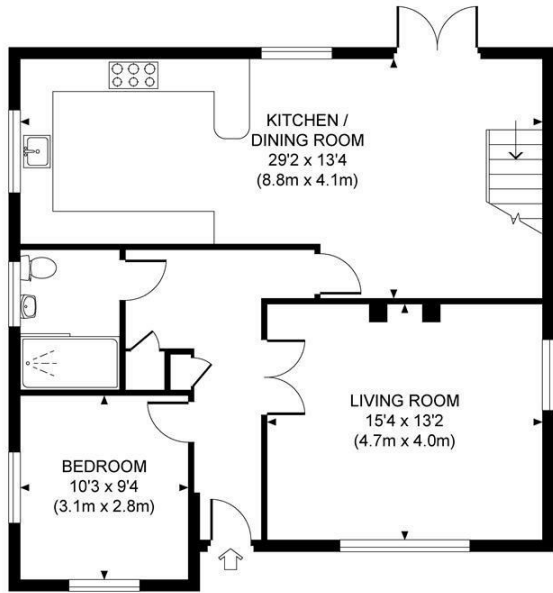
Ownership: Freehold.

This exquisite bungalow offers a blend of elegance, comfort, and convenience, making it a must-see for those seeking a peaceful retreat close to urban amenities.

Note: This property is being sold with a vested interest, as the vendor is an employee of Duffy & Co.



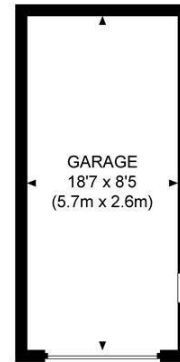
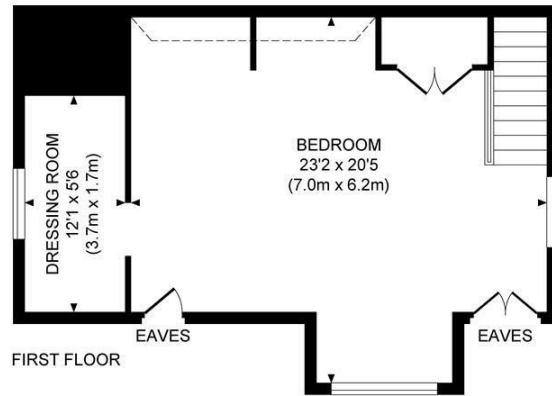
Floor Plans



GROUND FLOOR



Approximate Gross Internal Area
1274 sq ft / 118.3 sq m
Approximate Gross Internal Area Outbuildings
155 sq ft / 14.4 sq m



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		
		84
		69

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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