



4 Downside Close, Shoreham-By-Sea, Sussex, BN43 6AF
Offers Over £525,000 Freehold



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4 Downside Close, Shoreham-By-Sea, Sussex, BN43 6AF

£550,000 Freehold

- Modernised chalet-style bungalow in a quiet, sought-after cul-de-sac
- Spacious dual-aspect living room with parquet flooring and oak mantle feature
- Large, modern kitchen/diner with integrated appliances and storage under stairs
- Private driveway with gated access and a detached single garage for parking or storage
- First-floor double bedroom with eaves storage and a refitted ensuite bathroom (2023)
- Walking distance to Buckingham Park and less than a mile from town centre and mainline station
- Flexible ground-floor room—ideal for home office, guest space, or extra bedroom
 - Well-kept lawned frontage and mature borders
- Sunny patio and raised rear garden with sea and rooftop views for outdoor enjoyment
- Two Bedrooms (Originally Three) with potential to extend (STPP).

At a Glance:

*Driveway with gated access to a detached garage and ample off-road parking

Inside:

Step into a welcoming hallway with parquet flooring and practical storage. Double oak doors lead to a bright, dual-aspect living room featuring parquet flooring, double-glazed windows, a chimney breast with oak mantle, and modern radiators.

The flexible ground-floor room can be used as a bedroom, home office, or extra living space.

At the rear, the spacious kitchen/diner offers integrated appliances, space for a range-style cooker and American-style fridge-freezer, plus useful storage beneath the stairs—a practical and inviting space for everyday living.

Upstairs:

The first floor includes a large double bedroom with eaves storage and a refitted ensuite bathroom (2023). The main bedroom also provides potential for future extension or reconfiguration (subject to planning permission), with space for additional bedrooms or bathrooms if desired.

Outside:

A private patio and raised rear garden with mature planting provide a quiet spot to enjoy views over neighbouring rooftops and towards the sea.

The detached single garage, set back beyond double gates, has power, lighting, and a double-glazed window—ideal for parking, workshop, or storage needs.

Key Information:

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

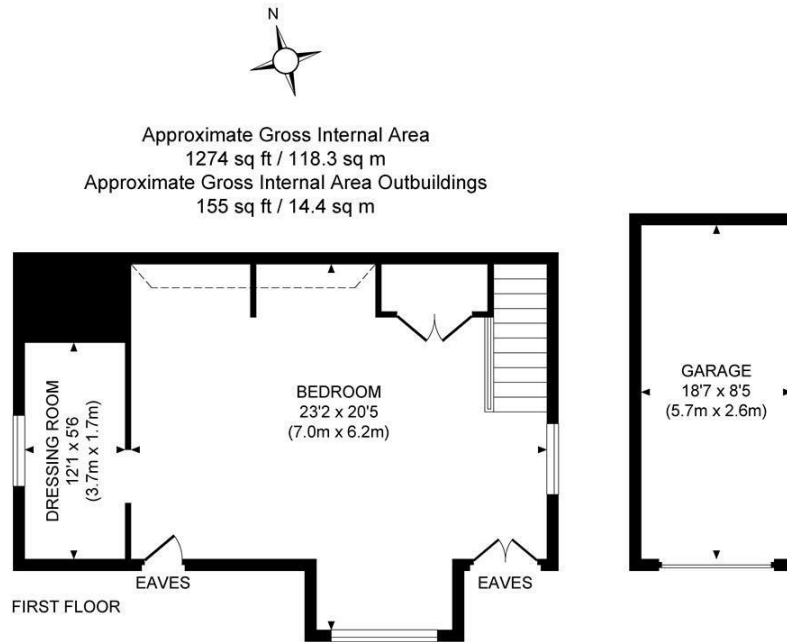
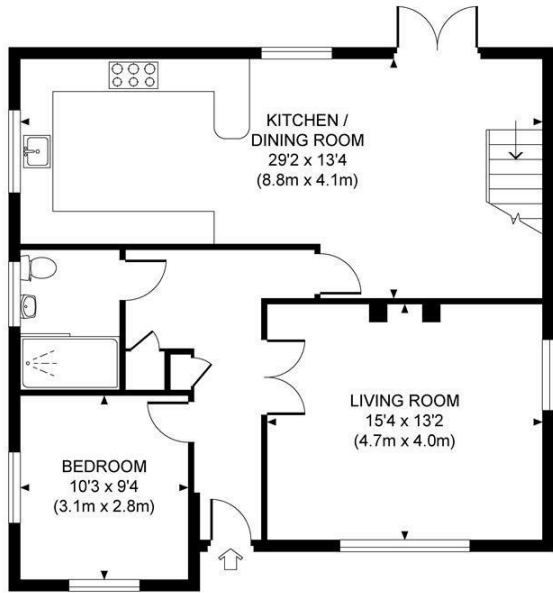
Tenure: Freehold

Please note: The vendor is an employee of Duffy & Co.

This property offers comfortable, well-presented accommodation in a convenient Southwick location close to local amenities and the coast. Contact us to arrange a viewing.



Floor Plans



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		
	69	84
	EU Directive 2002/91/EC	
	England & Wales	

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		
	EU Directive 2002/91/EC	
	England & Wales	

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