



Crown Road | Shoreham by Sea | BN43 6GE

Offers Over £450,000







We are delighted to offer for sale this extended semi detached chalet bungalow situated in this popular Shoreham location.



Property details: Crown Road | Shoreham by Sea | BN43 6GE



# Key Features

- Extended Semi Detached Chalet
- Four Bedrooms
- Two Bathrooms
- L Shaped Kitchen/Dining Room/Lounge
- Versatile Living Accommodation
- Off Road Parking
- South Facing Rear Garden
- Good School Catchment Area



4 Bedrooms



2 Bathrooms



1 Reception Room

## INTERNAL

Pvcu double glazed front door through to:- ENTRANCE HALL Comprising wooden flooring, radiator, stairs to first floor, cupboard housing fusebox, sunken spotlights.

BEDROOM North aspect. Comprising pvcu double glazed window with fitted roller blind, laminate flooring, cotemporary light fitting,

BEDROOM North aspect. Comprising pvcu double glazed bay window, radiator, carpeted flooring, built in storage cupboard, single light fitting.

OPEN PLAN L SHAPED KITCHEN/DINING ROOM/LOUNGE South and West aspect.

KITCHEN AREA: Comprising tiled flooring, three pvcu double glazed windows with fitted blinds, obscured glass pvcu double glazed door out to rear garden, range of modern fitted cupboards and drawers, wood effect laminate work surfaces with inset one and a half bowl stainless steel sink unit, inset five ring gas hob with oven below and extractor fan over, integrated dishwasher, space and plumbing for washing machine, space for free standing fridge/freezer, separate central island with cupboards and drawers below with built in wine rack and breakfast bar area with seating for three, sunken spotlights.

DINING AREA: Comprising tiled flooring, pvcu double glazed sliding door out to rear garden, radiator.

LOUNGE AREA: Comprising carpeted flooring, sunken spotlights.

GROUND FLOOR SHOWER ROOM West aspect. Comprising obscure glass pvcu double glazed window, tiled flooring, walk in shower cubicle with integrated shower over and additional shower attachment, built in vanity unit with storage cupboard, inset hand wash basin with cupboards below and hidden cistern low flush wc, fully tiled walls. sunken spotlights.

FIRST FLOOR LANDING Comprising wooden flooring, two pvcu double glazed velux windows, radiator, sunken spotlights, two eaves storage cupboards.

BEDROOM South aspect. Comprising pvcu double glazed window, carpeted flooring, radiator, sunken spotlights, recessed shelving.

BEDROOM South aspect. Comprising pvcu double glazed window, carpeted flooring, radiator, sunken spotlights, built in storage cupboard.

FAMILY BATHROOM South aspect. Comprising pvcu double glazed velux window, tiled flooring, wall mounted chrome ladder style heated towel rail, walk in corner shower cubicle with integrated shower and additional shower attachment, hand wash basin with vanity unit below, tile enclosed bath with integrated wall taps, low flush wc, fully tiled walls, sunken spotlights.

## EXTERNAL

FRONT GARDEN Laid to hardstanding providing off street parking for multiple vehicles, raised flower bed with various shrubs and plants, gate to rear access.

SOUTH FACING REAR GARDEN Raised patio area leading onto decking area leading further onto large lawned area, various shrubs and bushes, large timber built summer house, further timber built shed, side access gate out to front.

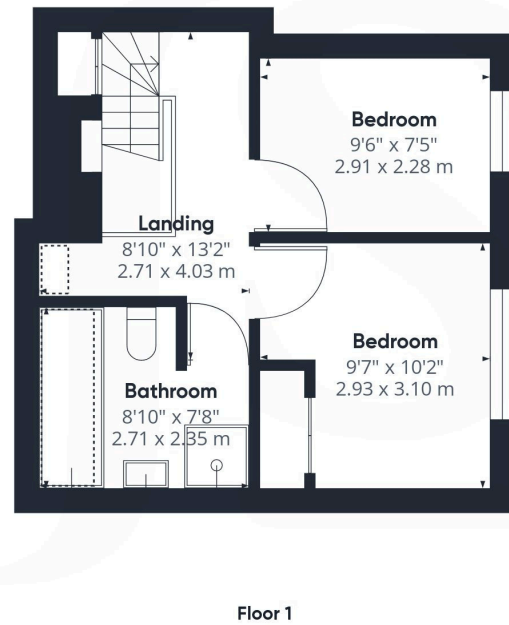
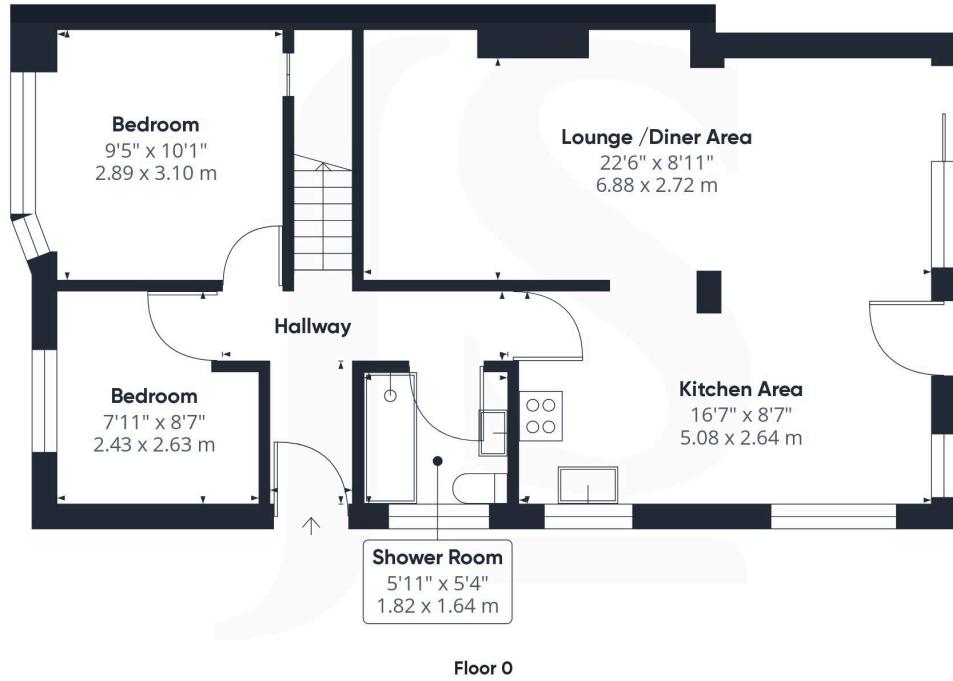
## LOCATION

Conveniently located close to Shoreham's Holmbush centre, (Tesco, Marks & Spencer's and Next). Being close to a bus route for Brighton, Shoreham & Worthing. Whilst, the centre of Shoreham is within 1 mile, which has more comprehensive shopping facilities, health centre, library and mainline railway station.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk





**Approximate total area<sup>(1)</sup>**  
954.61 ft<sup>2</sup>  
88.69 m<sup>2</sup>

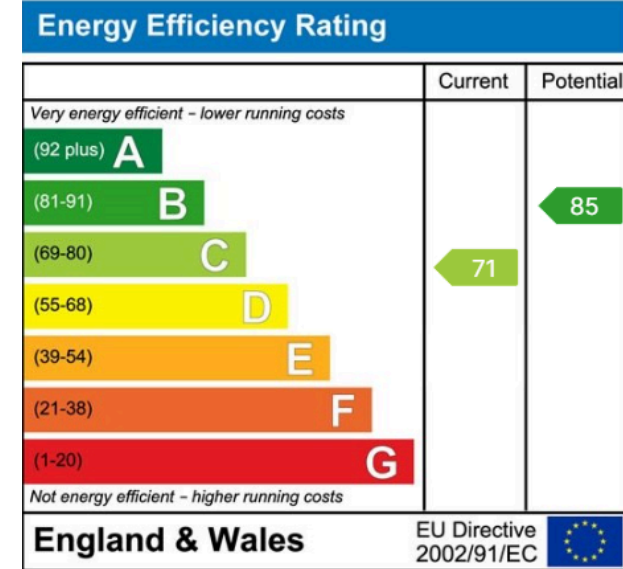
**Reduced headroom**  
18.3 ft<sup>2</sup>  
1.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 980 sqft)

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.