



Chanctonbury Drive | Shoreham by Sea | BN43 5FR

£600,000





We are delighted to offer for sale this spacious four bedroom detached family home situated in this popular North Shoreham location.



Key Features

- Four Bedrooms
- Detached Family Home
- Spacious Lounge
- Downstairs Wc
- Dual Aspect Kitchen
- Garage And Off Road Parking
- South Facing Garden
- Vendor Suited
- Popular North Shoreham Location
- Good School Catchment



4 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Obscured glass double glazed leaded light front door into:-

SPACIOUS ENTRANCE HALL North aspect. Comprising obscure glass double glazed window, radiator, laminate flooring, stairs to first floor, understairs storage cupboard.

SEPARATE LOUNGE North aspect. Comprising large pvcu double glazed window, radiator, carpeted flooring, coal effect fireplace with wooden mantel over, double bi-folding doors leading through to:-

EXTENDED DINING ROOM South aspect. Comprising pvcu double glazed sliding door out to rear garden, carpeted flooring, radiator, door to kitchen.

MODERN FITTED DOUBLE ASPECT KITCHEN/BREAKFAST ROOM South and West aspect.

Comprising pvcu double glazed window, vinyl flooring, modern range of fitted cupboards and drawers in a gloss finish, wood effect laminate work surfaces, one and a half bowl single drainer sink unit with mixer tap, space and provision for washing machine and dishwasher, inset electric hob with oven below and extractor fan over, eye level integrated Electrolux microwave, space for freestanding fridge/freezer, wall mounted Potterton boiler, under unit lighting, part tiled walls, opening through to:-

BREAKFAST AREA: Comprising pvcu double glazed door out to feature mature rear garden, pvcu double glazed window, radiator, breakfast bar with wood effect laminate worksurface having storage below and wall mounted eye level cupboards with lighting.

GROUND FLOOR WC West aspect. Comprising obscure glass pvcu double glazed window, hidden cistern low flush wc, hand wash basin with cupboard below, chrome ladder style heated towel rail, part tiled walls, wall mounted storage cupboard.

FIRST FLOOR LANDING West aspect. Comprising pvcu double glazed window, loft hatch access, carpeted flooring, storage cupboard.

BEDROOM ONE North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, large range of fitted matching wardrobes and storage cupboards also including built in dressing table with drawers.

BEDROOM TWO South aspect. Comprising, pvcu double glazed window, radiator, carpeted flooring, fitted range of matching wardrobes and overbed storage, matching fitted dressing table with drawers.

BEDROOM THREE North aspect. Comprising pvcu double glazed window, carpeted flooring, radiator, built in overstairs storage cupboard, further storage cupboard into recess, matching fitted range of wardrobe, drawers and bedside cabinet.

BEDROOM FOUR South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring.

MODERN BATHROOM West aspect. Comprising obscure glass pvcu double glazed window, vinyl flooring, vanity unit with hidden cistern low flush wc, hand wash basin with mixer tap and storage space below, panel enclosed bath with integrated shower over and shower attachment, ladder style heated towel rail, majority tiled walls, extractor fan.

EXTERNAL

FRONT GARDEN Laid to hardstanding providing off street parking for multiple vehicles, mature hedge row and shrubs, pathway leading to side access, double gates leading to further off street parking area and garage,

FEATURE SOUTH FACING MATURE REAR GARDEN Large paved patio area leading onto large lawned area having various mature shrubs, trees and bushes, steps leading up to large raised patio area, opening through to side access/garage, being fence and wall enclosed.

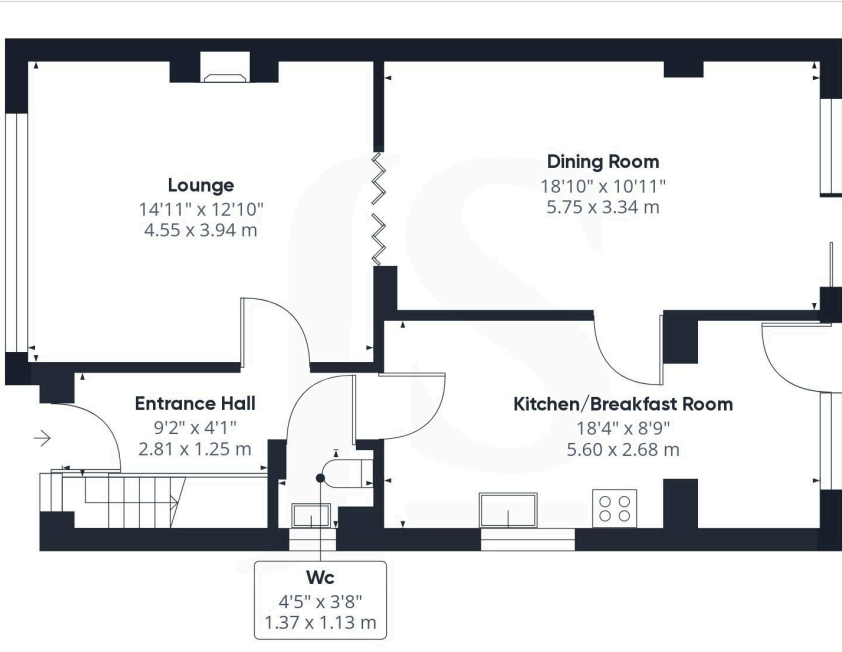
BRICK BUILT DETACHED GARAGE Having up and over door, having power and lighting, East aspect pvcu double glazed window.

LOCATION

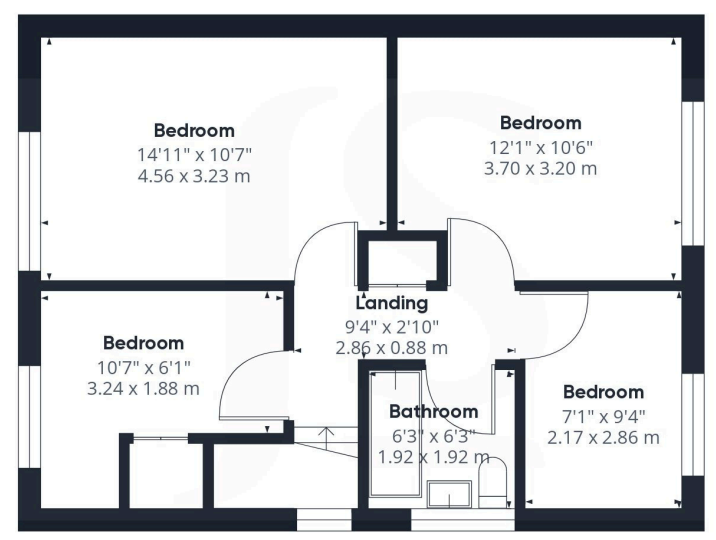
Conveniently situated on elevated ground on the popular Buckingham Farm development approx. three quarters of a mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. The sea front and South Downs are both easily accessible, as is the A27 east/west route to Worthing, Brighton and beyond.



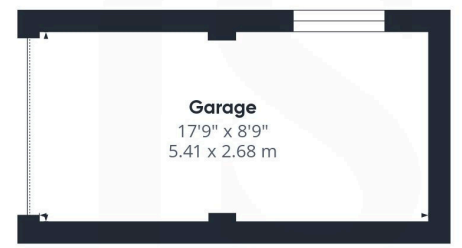
To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1323.21 ft²
122.93 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 1227 sqft)

Tenure: Freehold

Council tax band: E

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.