

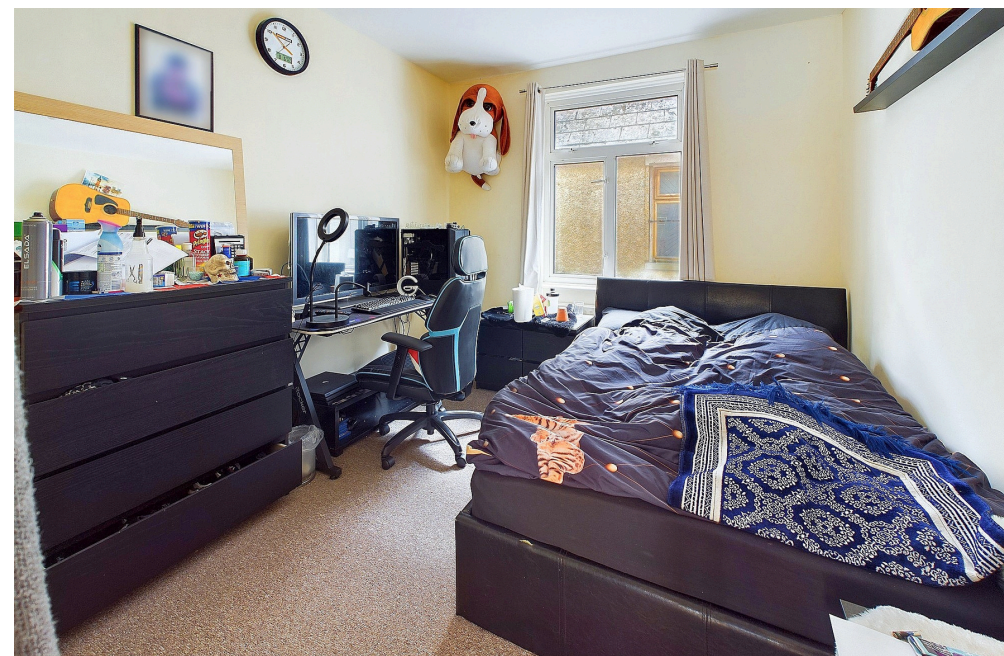


Rosslyn Road | Shoreham by Sea | BN43 6WL

Offers Over £650,000



We are delighted to offer for sale this spacious three bedroom family home benefitting from off road parking situated in this popular Central Shoreham location.



Key Features

- Three Double Bedrooms
- Detached Bungalow
- Off Road Parking
- Central Shoreham Location
- Versatile Living Accommodation
- Dual Aspect Open Plan Lounge/Dining Room
- Main Bedroom With Modern Ensuite
- Sun Trap Rear Garden
- Scope To Extend (Stnpc)
- No Onward Chain



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Obscure glass pvcu double glazed front door through to:-

SPACIOUS DUAL ASPECT OPEN PLAN LOUNGE DINING ROOM East and South aspect. Comprising pvcu double glazed windows, two radiators, laminate flooring, two light fitting, stairs to first floor landing, door to :-

INTERNAL HALLWAY West aspect. Comprising obscure glass pvcu double glazed window, single light fitting, laminate flooring.

SEPARATE KITCHEN North aspect. Comprising laminate flooring, single light fitting, pvcu double glazed sliding door out onto Conservatory, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset wall mounted Glow worm combination boiler, drainer stainless steel single drainer sink unit, space and provision for American style fridge/freezer, washing machine and dishwasher, space for freestanding oven/cooker with extractor fan over.

CONSERVATORY Comprising tiled flooring, pvcu double glazed windows and doors leading out onto sun trap rear garden.

GROUND FLOOR BEDROOM THREE East aspect. Comprising pvcu double glazed windows, radiator, carpeted flooring, single light fitting, high ceilings.

GROUND FLOOR SHOWER ROOM West aspect. Comprising obscure glass pvcu double glazed windows, tiled flooring, radiator, pedestal hand wash basin with tiled splashbacks, low flush wc, step in shower cubicle with integrated shower attachment over benefitting from fully tiled walls, extractor fan, single light fitting.

FIRST FLOOR LANDING West aspect. Comprising timber framed velux window, carpeted flooring, single light fitting.

DUAL ASPECT ENSUITE BEDROOM ONE West and East aspect. Having restricted head height. Comprising two timber framed velux windows, single light fitting, radiator, carpeted flooring, door to:-

ENSUITE SHOWER ROOM North aspect. Having restricted head height. Comprising obscure glass pvcu double glazed windows, tiled flooring, radiator, single light fitting, extractor fan, pedestal hand wash basin, low flush wc with hand held bidet attachment, step in shower cubicle with integrated shower attachment over and benefitting from fully tiled walls.

DUAL ASPECT BEDROOM TWO South and West aspect. Having restricted head height. Comprising timber framed velux window, pvcu double glazed window, single light fitting, radiator, carpeted flooring,

EXTERNAL

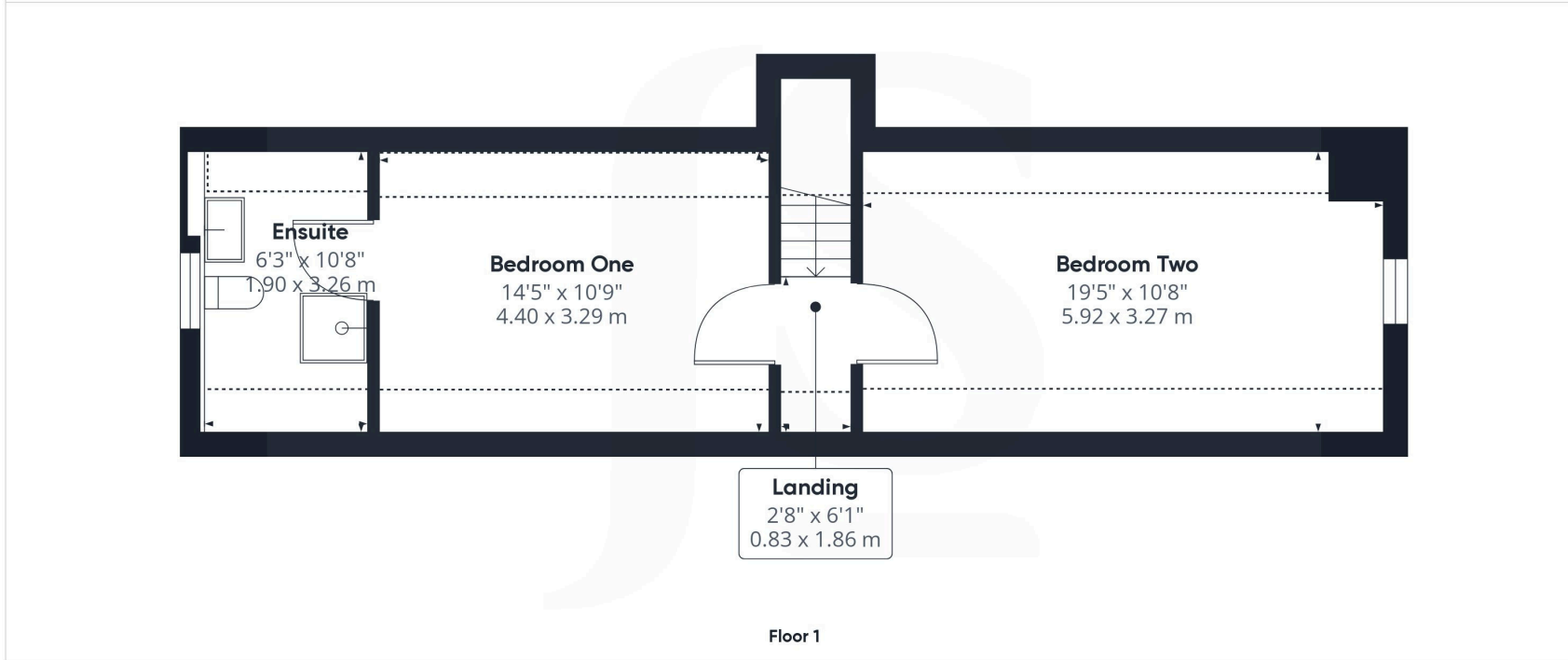
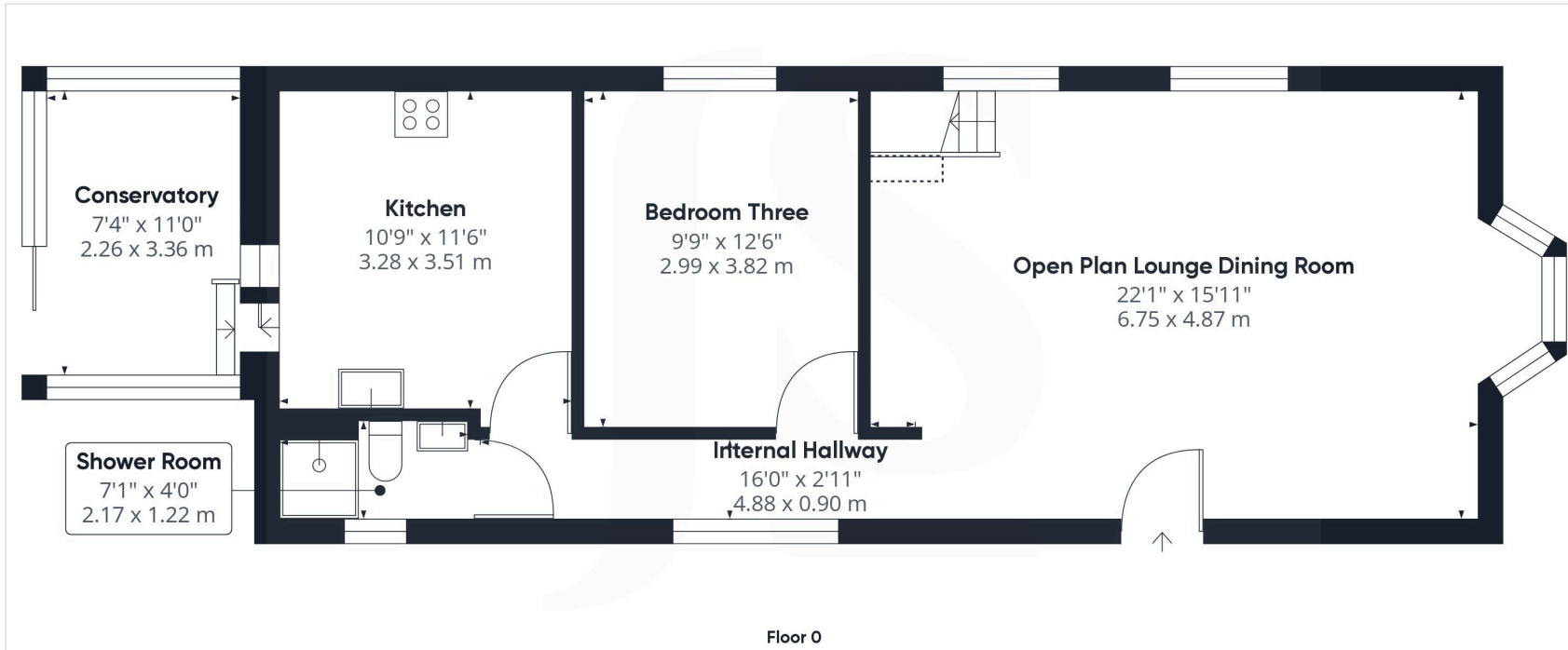
FRONT GARDEN Paved area providing off road parking for two vehicles, shared access to rear, gate and fence enclosed.

SUN TRAP REAR GARDEN Large patio area leading onto large lawned area, being wall and fence enclosed, gate to side, shared access to front, various shrub and plant borders.

LOCATION

Ideally situated close to the heart of Shoreham town centre within a short walk of comprehensive shopping facilities, health centre, library and mainline railway station. There is a footbridge over the River Adur to Shoreham Beach, whilst Worthing and Brighton are both easily accessible.





Approximate total area⁽¹⁾
 1210.08 ft²
 112.42 m²

Reduced headroom
 137.56 ft²
 12.78 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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		84
(69-80) C		
(55-68) D		
(39-54) E	52	
(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: 1195 sqft)
 Tenure: Freehold
 Council tax band: D

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.