



Rosslyn Road | Shoreham by Sea | BN43 6WL

Offers Over £450,000





We are delighted to offer for sale this four bedroom detached bungalow situated close to Shoreham town centre requiring modernisation throughout, having the benefit of no onward chain.



Property details: [Rosslyn Road](#) | [Shoreham by Sea](#) | [BN43 6WL](#)

Key Features

- Four Bedrooms
- Close To Shoreham Mainline Station
- No Onward Chain
- In Need Of Modernisation Throughout
- Versatile Accommodation
- Scope To Extend (stnpc)
- Short Walk To Town Centre
- Large Conservatory
- Off Street Parking
- Detached Garage



4 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Pvcu double glazed front door into:-

L SHAPED ENTRANCE HALL Comprising carpeted flooring, single light fitting, wall mounted fusebox.

LOUNGE South aspect. Comprising pvcu double glazed bay window, wall mounted storage heater, carpeted flooring, feature fireplace with tiled insert and feature inset mirror above, single light fitting.

BEDROOM South aspect. Comprising pvcu double glazed bay window, electric storage heater, feature fireplace, carpeted flooring, single light fitting.

BATHROOM West aspect. Comprising obscure glass pvcu double glazed window with extractor fan, vinyl flooring, panel enclosed bath with electric shower over, pedestal hand wash basin, low flush wc, electric storage heater, fully tiled walls, ceiling mounted light fitting.

BEDROOM West aspect. Comprising pvcu double glazed window, stairs to loft room, understairs storage cupboard, electric storage heater, single light fitting.

KITCHEN North aspect. Comprising window, vinyl flooring, range of fitted units with cupboards and drawers, stainless steel double drainer sink with mixer tap, electric storage heater.

TRIPLE ASPECT CONSERVATORY East, North and West aspect. Comprising pvcu double glazed windows, pvcu double glazed double doors out to rear garden, further pvcu double glazed door with cat flat to side, tiled flooring, opening roof window, ceiling mounted spotlight fitting,

DINING ROOM/BEDROOM Double aspect, being East and North. Comprising two pvcu double glazed windows, built in storage cupboards, feature fireplace with tiled insert, tiled hearth and tiled surround, electric storage heater, single light fitting.

BEDROOM East aspect. Comprising pvcu double glazed window, two built in storage cupboards, carpeted flooring, single light fitting, electric storage heater.

FIRST FLOOR

LOFT ROOM East aspect. Comprising pvcu double glazed window, storage cupboard, electric storage heater, access to eaves storage spaces.

EAVES/STUDY AREA Comprising ceiling mounted strip light, having ample storage space

EAVES STORAGE Comprising fluorescent strip light, built in shelving, having ample storage space.

EXTERNAL

FRONT GARDEN Being mainly laid to lawn having various mature shrub and plant borders.

GOOD SIZE REAR GARDEN Paved patio area leading onto lawned area having various mature shrub, tree and plant borders, greenhouse, fence and wall enclosed, further patio area to rear, door to garage.

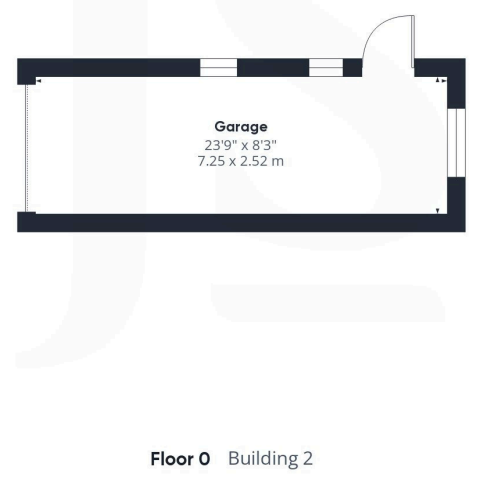
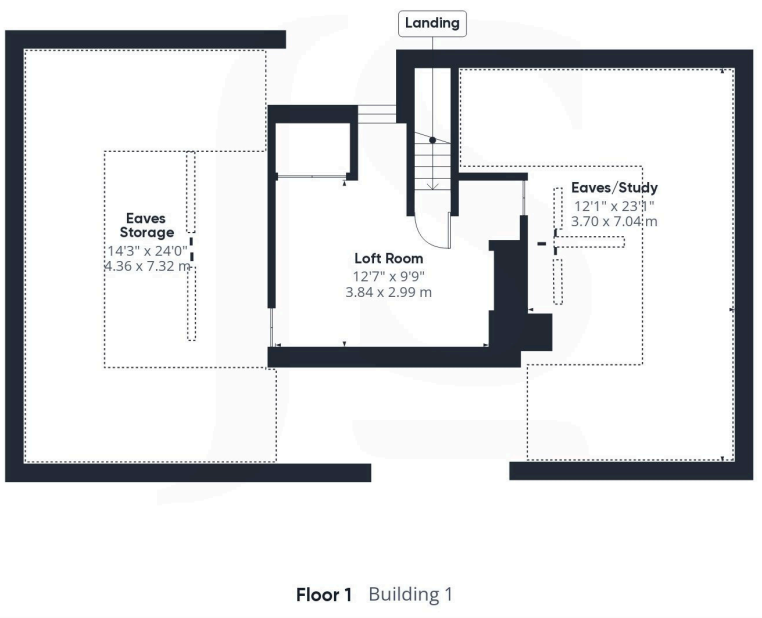
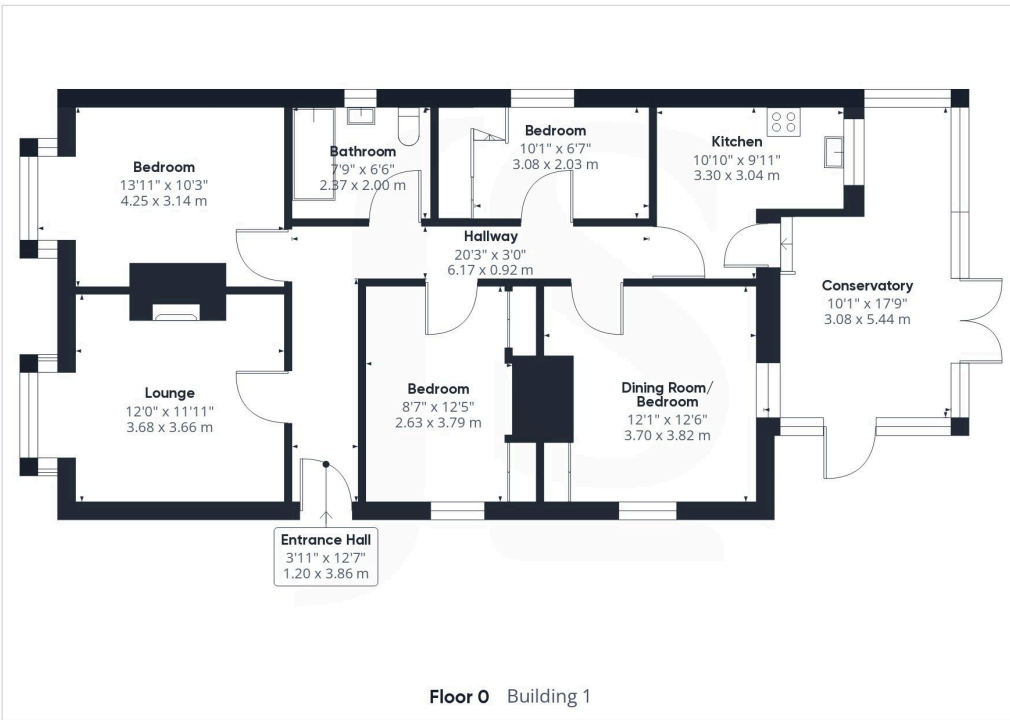
GARAGE With up and over door, door to side, having power and lighting, window.

OFF STREET PARKING In front of garage.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G	14	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 1119 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.