



Cheal Close | Shoreham by Sea | BN43 5RQ

Guide Price £530,000





We are delighted to offer for sale this well extended four bedroom semi detached chalet house situated within a short stroll of the foreshore.



Key Features

- Off Road Parking
- Garage
- South Facing Rear Garden
- Four Double Bedrooms
- Two Bathrooms
- Kitchen/Breakfast Room
- Lounge Through Diner
- Versatile Accommodation
- No Ongoing Chain
- Separate Office/Summer Room



4 Bedrooms



2 Bathroom



2 Reception Room

INTERNAL

Front door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, coving, cupboard housing wall mounted electric meter and shelving.

GROUND FLOOR BATHROOM North aspect. Comprising panel enclosed bath having an electric Triton wall mounted shower, low flush wc, pedestal hand wash basin, obscure glass window, fully tiled walls, tiled flooring, radiator.

OPEN PLAN DOUBLE ASPECT LOUNGE/DINER North and South aspect. Comprising window with aluminium secondary glazing, radiator, aluminium framed double glazed double doors leading out onto rear garden, parquet flooring, feature fireplace with recessed shelving, coving. Opening to:-

KITCHEN/BREAKFAST ROOM South aspect. Comprising pvcu double glazed windows and double doors leading out to South facing rear garden, range of works surfaces with cupboards below and matching eye level cupboards, inset four ring gas hob with extractor fan over, inset circular single drainer sink unit with mixer tap, matching integrated oven/cooker, space for fridge/freezer, provision for washing machine, tiled flooring, sunken spotlights.

SEPARATE DINING ROOM South and East aspect. Comprising slide door out to rear garden, pvcu double glazed window, single light fitting, two built in storage cupboards.

GROUND FLOOR DOUBLE ASPECT BEDROOM FOUR East and South aspect. Comprising aluminium framed double glazed door leading out onto South facing rear garden, pvcu double glazed window, radiator, coving.

FIRST FLOOR LANDING Comprising window with secondary glazing and fitted roller blind, loft hatch access with pull down ladder.

BEDROOM ONE North aspect benefitting from distant downland views. Comprising window with secondary glazing, three built in wardrobes, radiator.

BEDROOM TWO North aspect benefitting from distant downland views. Comprising window with secondary glazing, radiator, built in wardrobe with shelving.

INTERNAL CONTINUED

BEDROOM THREE South aspect. Comprising aluminium framed double glazed window, radiator.

BATHROOM South aspect. Comprising aluminium framed double glazed window with fitted roller blind, panel enclosed bath having a wall mounted electric shower over, hand wash basin, low flush wc, tiled flooring, part tiled walls, heated towel rail.

EXTERNAL

FRONT GARDEN Large block paved area affording off road parking for approximately three vehicles, leading onto large lawned area having various shrub and plant borders, three wall mounted lights.

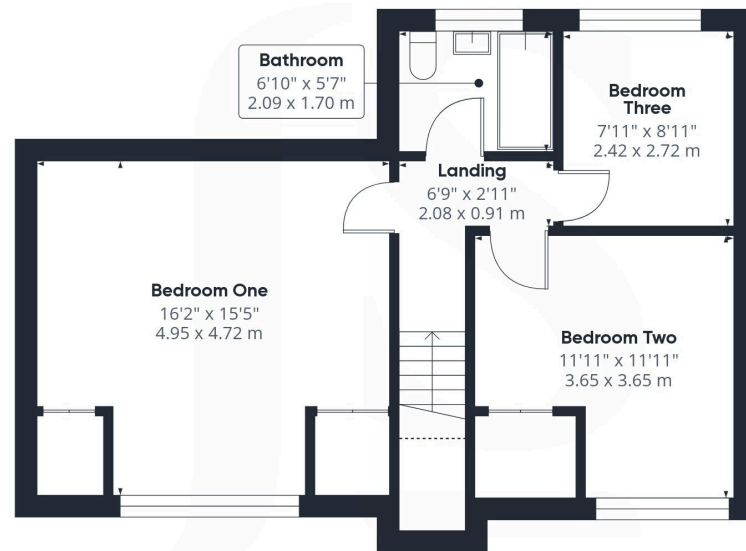
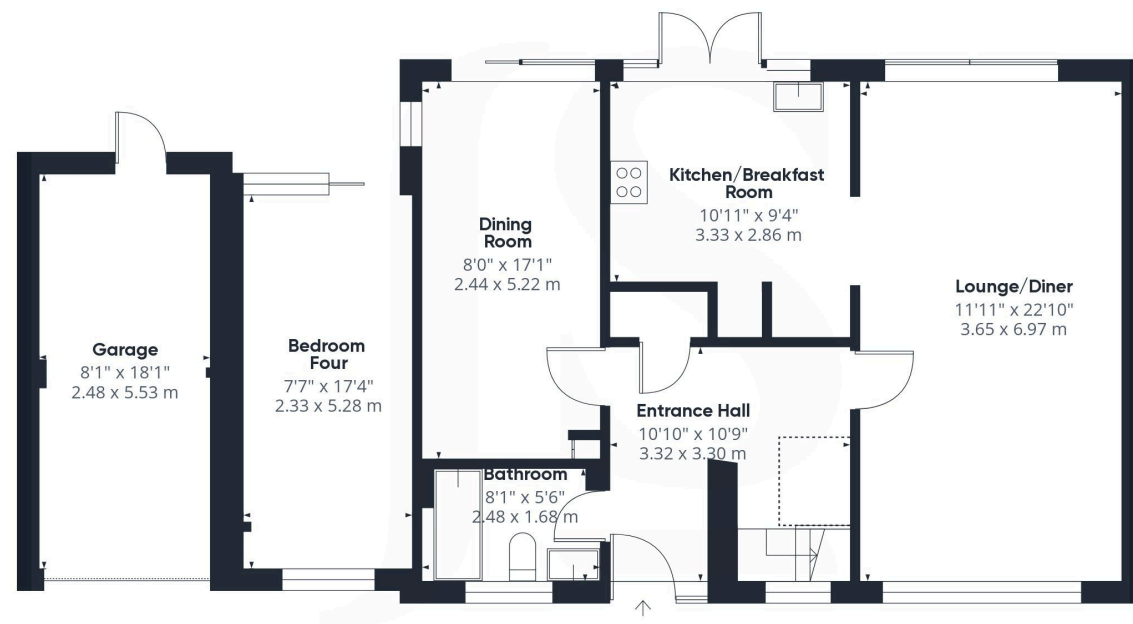
SOUTH FACING REAR GARDEN Large paved area leading onto large lawned area having various mature shrub, tree and plant borders, palm tree, wall mounted light, outside tap, fence enclosed.

SUN ROOM/ OFFICE North and South aspect.
BRICK BUILT GARAGE Having an up and over door, benefitting from power and lighting.

LOCATION

Situated on level ground within 1/2 mile of the foreshore and close to the Shoreham beach first school. Local shops can be found in ferry road and the footbridge provides access to Shoreham town centre with its comprehensive shopping facilities, library, health centre and mainline railway station.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(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: 1302 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.