



Hawkins Crescent | Shoreham by Sea | BN43 6TP
Offers Over £600,000





We are delighted to offer for sale this impressive, versatile four bedroom two reception room detached chalet house situated in this sought after Shoreham location.



Key Features

- Two Bathrooms
- Garage
- South Downs Close By
- Wealth Of Off-Road Parking
- Large Sun Trap Rear Garden
- Versatile Accommodation
- Shoreham Academy Catchment Area
- Must View Property To Appreciate The Many Benefits



4 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Pvcu double glazed door through to:-

DUAL ASPECT STORM PORCH South and west aspect. Comprising pvcu double glazed windows, radiator, tiled flooring, door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, under stairs storage cupboard, stairs to first floor landing.

GROUND FLOOR SHOWER ROOM North aspect. Two obscure pvcu double glazed windows with fitted roller blinds, shower cubicle being fully tiled having an integrated Mira shower, pedestal hand wash basin, low flush wc, wall mounted heated towel rail, extractor fan.

GROUND FLOOR BEDROOM FOUR West aspect. Comprising two pvcu double glazed windows with fitted blinds, radiator, coving.

SPACIOUS LOUNGE West aspect. Comprising pvcu double glazed bay window with fitted blinds, feature fireplace with solid oak wooden mantel and marble hearth with fitted wood burner, two radiators, coving.

GROUND FLOOR BEDROOM THREE East aspect. Comprising pvcu double glazed window with fitted blind, radiator, coving.

OPEN PLAN KITCHEN / DINING ROOM North and east aspect. Comprising two pvcu double glazed windows, pvcu double glazed door leading out onto side access, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, part tiled splashbacks, inset four ring gas hob with Hotpoint oven below and extractor fan over, space and provision for appliances including washing machine/dryer, dishwasher and fridge/ freezer. Inset one and a half bowl stainless steel sink unit with mixer tap, two radiators, wall mounted Valliant combination boiler, sunken spotlights, coving.

FIRST FLOOR LANDING

BEDROOM ONE East aspect. Comprising pvcu double glazed window, radiator, built in wardrobe with a hanging rail.

BEDROOM TWO South aspect. Comprising large pvcu double glazed Velux window with fitted blind, radiator, two eave storage cupboards, matching fitted cupboards with hanging rail and shelving.

BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, shower cubicle being fully tiled having an integrated shower, pedestal hand wash basin, low flush wc, fully tiled walls, wall mounted heated towel rail, recess shelving, extractor fan.

EXTERNAL

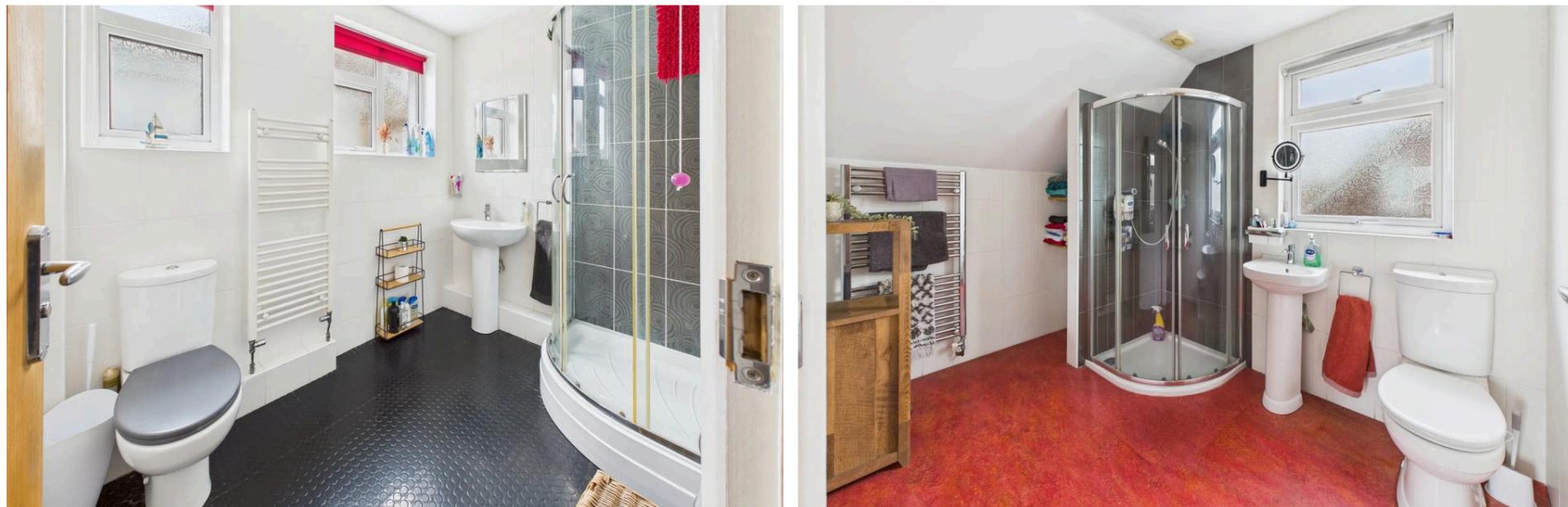
FRONT GARDEN Large block paved area affording off-road parking for approximately 3 + vehicles onto large lawned area being dwarf walled enclosed, wall mounted lights.

REAR GARDEN Large paved area onto large lawned area having various mature shrub tree and plant boarders, gate to side access, timber built shed, three wall mounted lights, wall mounted tap.

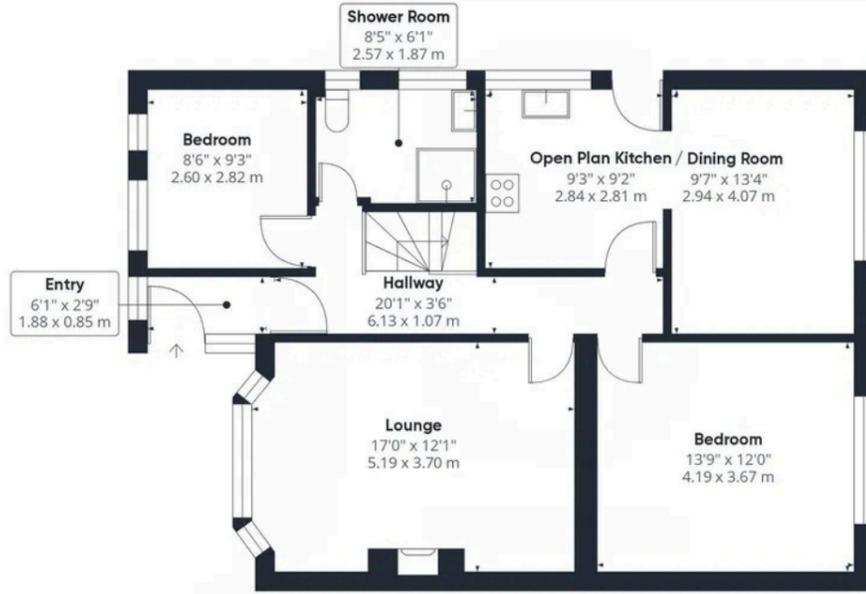
DETACHED BRICK BUILT GARAGE Having an up and over door, benefitting from power and lighting.

LOCATION

Conveniently situated within easy reach of local shops, schools and comprehensive shopping facilities at the Holmbush Centre. The centres of Shoreham by Sea and Southwick are both easily accessible and access to the South Downs can be found within a quarter of a mile via Upper Kingston Lane.



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



Ground Floor Building 1



Floor 1 Building 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(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: 1345 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.