

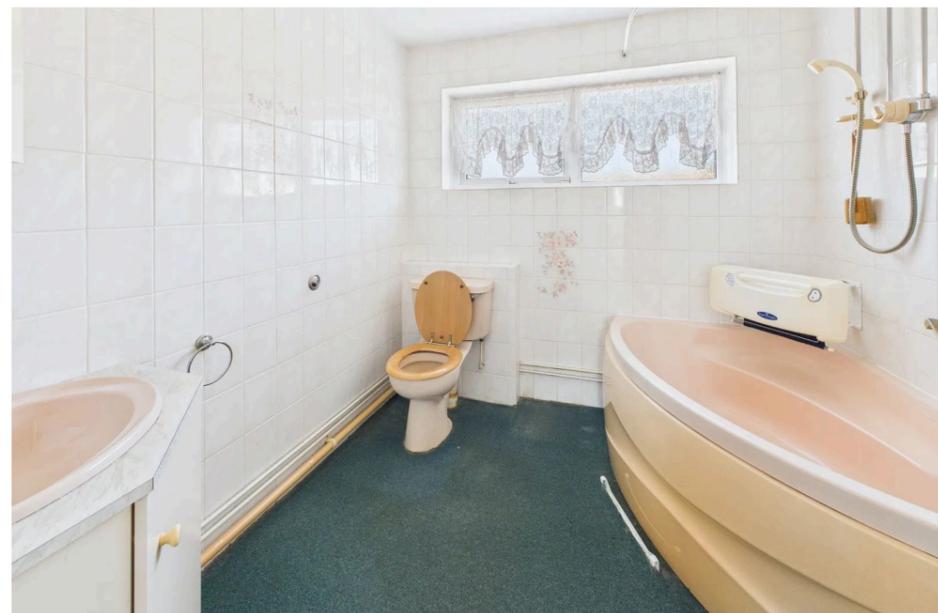


Ashcroft Close | Shoreham by Sea | BN43 6YR

Guide Price £425,000



We are delighted to offer for sale this spacious two double bedroom semi detached bungalow in this popular cul-de-sac location having scope for improvement.



# Key Features

- Potential To Extend (Stnpc)
- Two Double Bedrooms
- Off Street Parking
- Shower Room
- Garage
- Good School Catchment Area
- No Onward Chain
- Cul De Sac Location
- On Level Ground
- Spacious Bathroom
- Sun Room



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Obscured glass pvcu double glazed door into:-

ENCLOSED PORCH Comprising carpeted flooring, glazed wooden front door through to:-

ENTRANCE HALL Comprising carpeted flooring, cupboard housing meters, two light fittings, loft hatch access, wall mounted heating thermostat, large storage cupboard housing water tank and shelving.

DUAL ASPECT LOUNGE South and West aspect. Comprising two pvcu double glazed windows, radiator, single light fitting, fitted gas fire.

BEDROOM ONE South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, three built in double wardrobes with hanging rails and shelving, with cupboards above.

BEDROOM TWO North aspect distant views over roof top and towards the South Downs. Comprising pvcu double glazed sliding door out to rear garden, radiator, single light fitting, carpeted flooring.

BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, panel enclosed corner bath with mixer tap and integrated Mira excel shower above, low flush wc, corner hand wash basin with vanity unit below and above, fully tiled walls, single light fitting, radiator.

KITCHEN North and West aspect. Comprising two pvcu double glazed windows, roll edge laminate work surfaces with cupboards and drawers below with matching eye level cupboards, integrated appliances in electric Lamona hob, Whirlpool extractor fan, Daewoo microwave and built in Lamona oven. Space and plumbing for washing machine and dishwasher, space for fridge/freezer, integrated cupboard housing Vaillant boiler, single light fitting, radiator, built in storage cupboard, door to:-

SUN ROOM North, East and South aspect. Comprising multiple pvcu double glazed windows, pvcu double glazed door to rear garden and pvcu double glazed door to front, single glazed wooden framed window to garage, radiator.

## EXTERNAL

FRONT GARDEN Large block paved area providing off street parking for multiple vehicles leading to garage, paved patio area with areas laid to slate chipping having various shrubs and plants, dwarf wall enclosed.

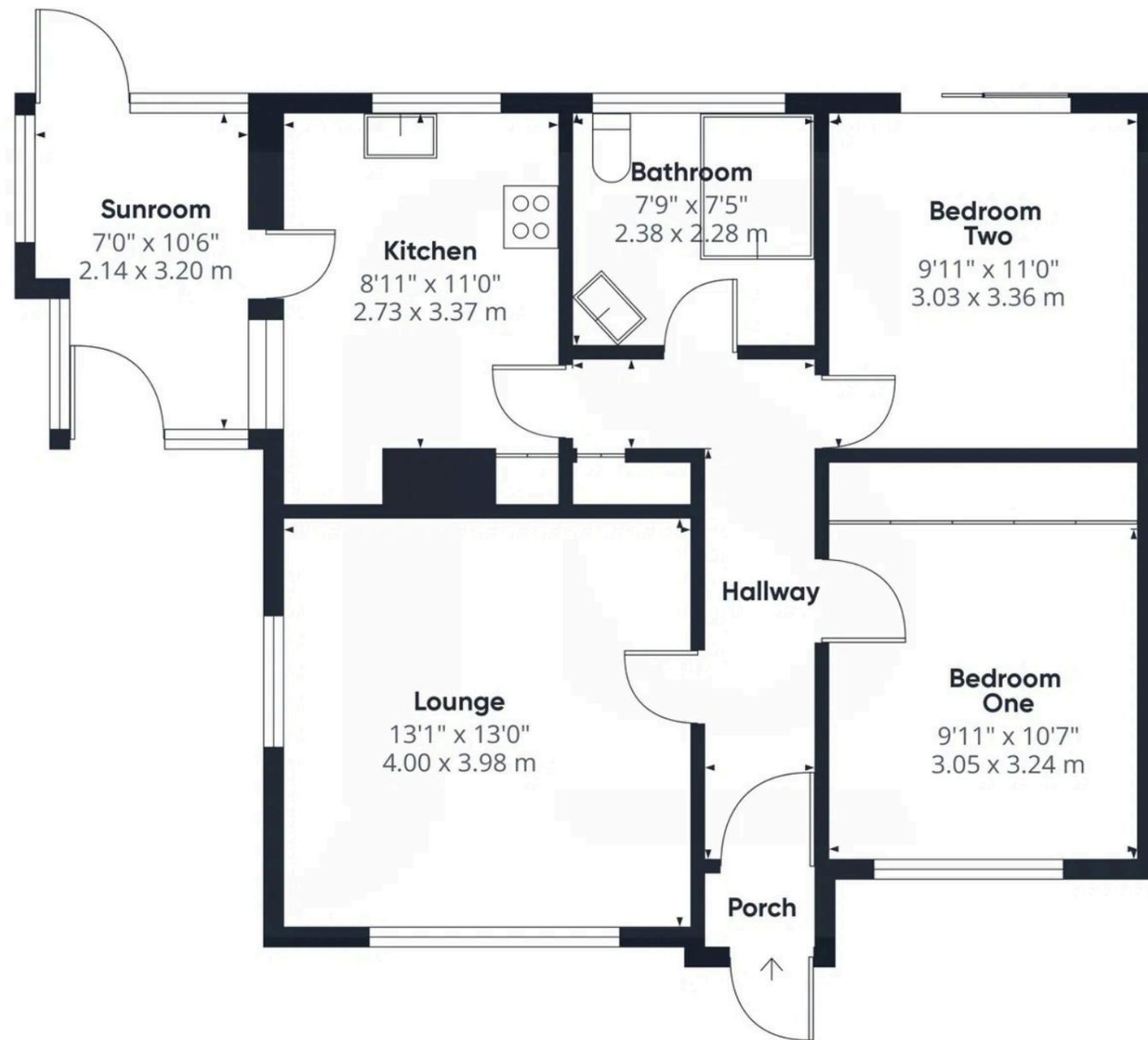
REAR GARDEN Large patio area with areas laid to shingle and slate chippings, having various flower borders, being fence enclosed, timber built shed, door to Garage, door to Sun Room.

BRICK BUILT GARAGE Having up and over door, single light fitting.

## LOCATION

Conveniently situated in a cul de sac on the border of Shoreham and Southwick close to the old Hamlet of Kingston Buci. The centre of Southwick has comprehensive shopping facilities and a railway station, whilst the Holmbush shopping centre with Marks & Spencer and Tesco's is approximately ¾ mile away. Kingston Beach is ½ mile away, whilst pleasant Downland walks and rides are close at hand.





## Property Details:

Floor area (as quoted by EPC: tbc 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.