



Kingston Close | Shoreham by Sea | BN43 6LP  
Offers Over £400,000





We are delighted to offer for sale this well presented and recently refurbished two bedroom semi detached bungalow benefitting from a South facing rear garden and off street parking.





# Key Features

- Two Bedroom Semi Detached Bungalow
- Off Street Parking
- Fully Refurbished Within Last 12 Months
- New Electrics Installed
- Potential To Extend (STNPC)
- South Facing Rear Garden
- Potential For Additional Parking (STNPC)
- Situated On Level Ground
- Large Open Plan Lounge/Diner/Kitchen



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Pvcu double glazed door into:-

ENCLOSED STORM PORCH Obscured glass aluminium framed double glazed door through to:-

ENTRANCE HALLWAY Comprising wood effect laminate flooring, radiator, led spotlights, loft hatch access with loft ladder and benefitting from lighting.

BEDROOM ONE North aspect. Comprising pvcu double glazed window into bay, radiator, carpeted flooring, feature ceiling fan light.

BEDROOM TWO North aspect. Comprising pvcu double glazed windows into bay, radiator, coving, spotlights.

SHOWER ROOM East aspect. Comprising obscure glass pvcu double glazed window, large walk in shower cubicle with panel splashback having contemporary integrated shower with rainfall shower head, low flush wc and hand wash basin with mixer tap set into vanity unit, heated towel rail, vinyl flooring, extractor fan, spotlights.

### OPEN PLAN LOUNGE/DINER/KITCHEN

South aspect. Lounge/ Diner Area: Comprising pvcu double glazed window, double glazed aluminium framed bi-folding doors out to rear garden, two radiators, working log burner, spotlights.

East aspect. Kitchen Area: Comprising pvcu double glazed window, roll edge wood effect laminate work top with matching base and eye line cupboards, white acrylic splashback, stainless steel sink and drainer with chrome mixer tap, integrated appliances include slimline Essentials dishwasher, Beko washing machine, inset four ring gas with electric fan oven below and extractor fan above. Space and provision for full size American style fridge/freezer. Cupboard housing Ideal combination boiler. Contemporary lighting, coving, large storage cupboard with shelving housing fuseboard and electric meter.

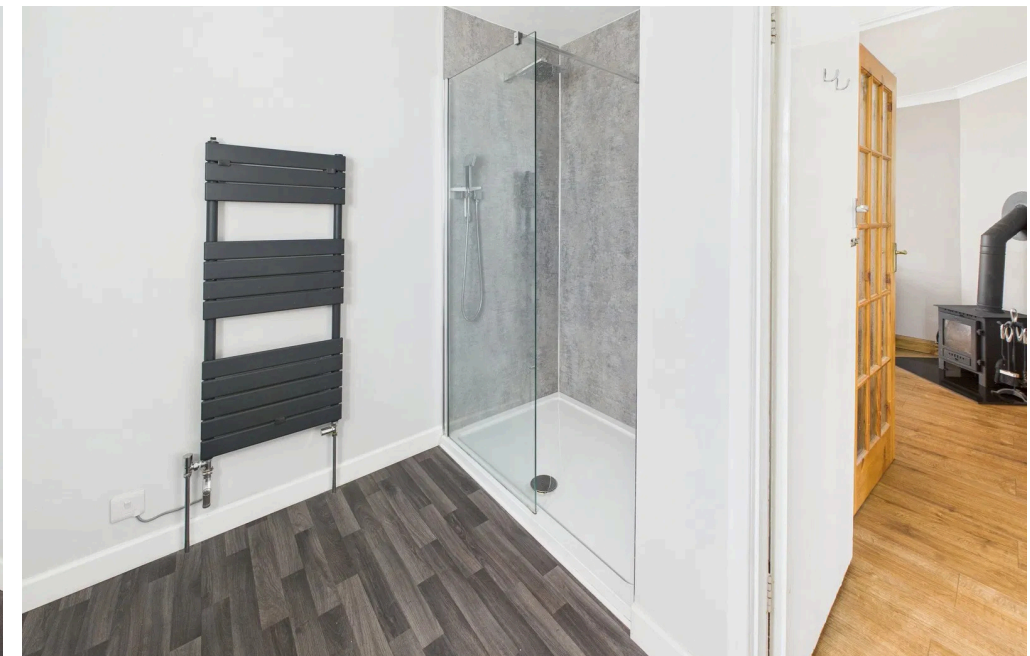
## EXTERNAL

FRONT GARDEN Laid to hardstanding providing off street parking, lawn area with mature shrubs and bushes, path leading gate to rear garden,

SOUTH FACING REAR GARDEN Large patio area leading onto lawned area with mature shrubs and trees, two large storage sheds, side return to front.

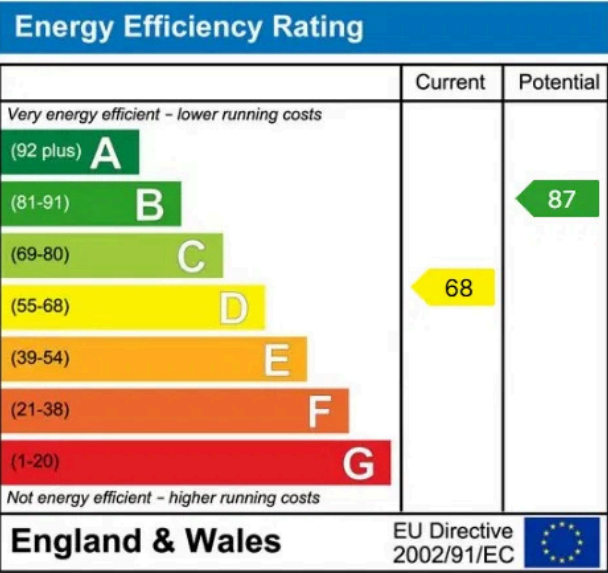
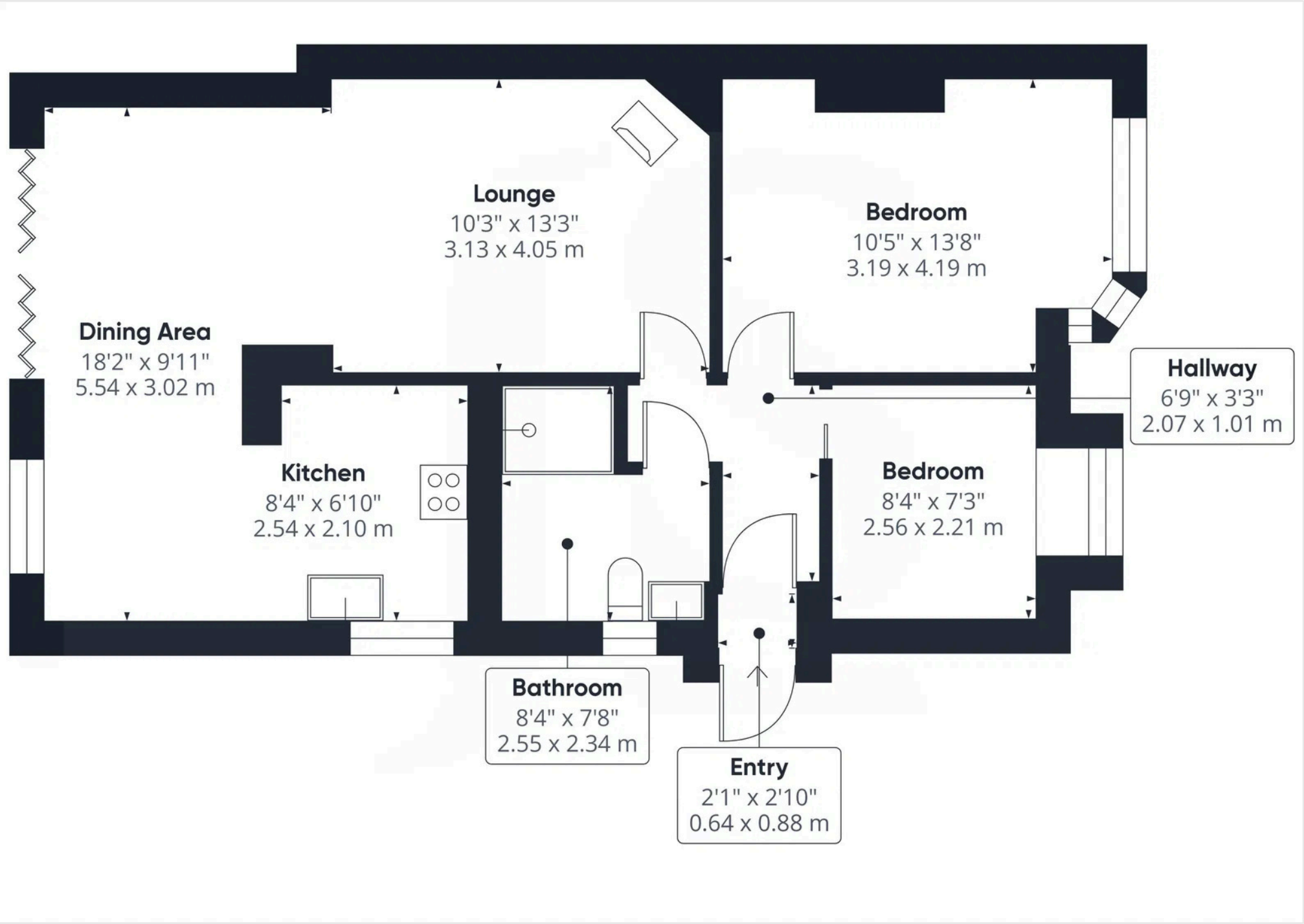
## LOCATION

Situated within walking distance of comprehensive shopping facilities that are available at the Holmbush Centre (Tesco and Marks & Spencer), whilst the centres of Shoreham and Southwick are both easily accessible via buses or Shoreham and Southwick train stations, offering links to London, Brighton and Worthing.



To book a viewing contact us on: 01273 441341 | [shoreham@jacobs-steel.co.uk](mailto:shoreham@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





**Property Details:**

Floor area (as quoted by EPC: 667 qft

Tenure: Freehold

Council tax band: C

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.