



Slonk Hill Road | Shoreham by Sea | BN43 6HY
Offers Over £600,000





We are delighted to offer for sale this extended and well presented four bedroom detached chalet in this desirable North Shoreham location.



Key Features

- Four Bedrooms
- Large Sun Trap Rear Garden
- Verstaile Living Accommodation
- Main Bedroom With Ensuite
- Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Garage
- Sea Views
- North Shoreham Location
- Off Road Parking



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

EXPOSED PORCH Pvcu double glazed front door leading to:-

SPACIOUS ENTRANCE HALL Comprising corsair matting, engineered oak wood flooring, understairs storage cupboard, radiator, wall mounted electric meter, engineered oak wood flooring.

DOUBLE ASPECT OPEN PLAN LOUNGE / DINER South and North aspect, benefitting from distant sea views, comprising pvcu double glazed bay window, school radiator, further radiator, engineered oak wood flooring, feature fireplace having an inset coal effect electric fire.

DOUBLE ASPECT OPEN PLAN KITCHEN / DINER South and North aspect, comprising pvcu double glazed window, aluminium frame double glazed bi-folding doors, engineered oak wood flooring, laminate work surfaces with cupboards below, matching eye level cupboards, inset four ring gas hob with extractor fan over, inset stainless steel sink with single drainer and mixer tap, matching integrated dishwasher, matching integrated washing machine, matching integrated double oven, pvcu double glazed Velux window, matching integrated bins, space for American style fridge freezer, radiator.

BEDROOM FOUR / OFFICE South aspect, benefitting from distant sea views, comprising, pvcu double glazed window, radiator, airing cupboard housing wall mounted Glow worm boiler.

MODERN GROUND FLOOR FAMILY BATHROOM East aspect, two obscure glass pvcu double glazed windows, panel enclosed P shaped bath having a wall mounted electric shower over, hand wash basin with vanity unit below, low flush WC, radiator, part tiled walls.

FIRST FLOOR LANDING

EN-SUITE MASTER BEDROOM with sloping ceilings, South aspect, benefitting from distant sea views, comprising pvcu double glazed window, radiator, eaves storage space, door to;

MODERN EN-SUITE SHOWER ROOM East aspect, comprising vinyl flooring, obscure glass pvcu double glazed window, shower cubicle being fully tiled having an integrated shower with shower attachment, low flush WC, hand wash basin and vanity unit below, wall mounted heated towel rail, extractor fan.

BEDROOM TWO North aspect, comprising pvcu double glazed window, radiator.

BEDROOM THREE North aspect, comprising, pvcu double glazed window, radiator.

EXTERNAL

FRONT GARDEN Large blocked paved area offering off street parking for approximately four vehicles, outside light, gate to side access.

FEATURE SUNTRAP REAR GARDEN Large paved area stepping up onto large lawned area having various mature shrub, tree and plant borders, three wall mounted lights, timber built shed, greenhouse, outside tap, gated side access.

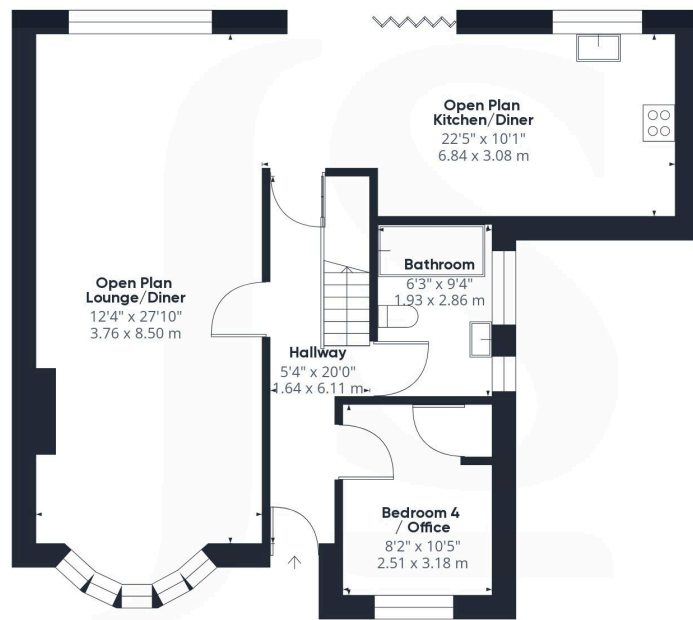
BRICK BUILT GARAGE Benefitting from power and lighting with up and over door.

LOCATION

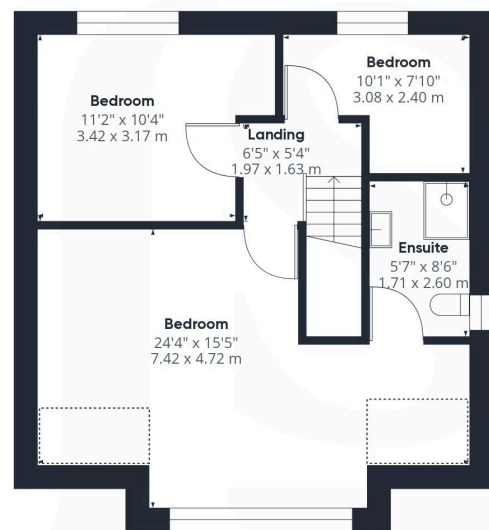
Situated approximately 1 mile North of the centre of Shoreham with its comprehensive shopping facilities, health centre, library, close to bus route and mainline railway station. Pleasant walks and rides over the South Downs are easily accessible, whilst the seafront is just over 1 mile away.



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



Floor 0



Floor 1



Approximate total area⁰
1384.93 ft²
128.66 m²

Reduced headroom
39.86 ft²
3.7 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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: 1485qft)

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.