



Rosslyn Avenue | Shoreham by Sea | BN43 6WJ

Offers Over £525,000





We are delighted to offer for sale this three bedroom detached bungalow being on level ground and benefitting from off road parking.



Key Features

- Three Bedrooms
- Detached Bungalow
- Two Reception Rooms
- West Facing Rear Garden
- Within 1/2 Mile Of Shoreham Mainline Station
- Situated On Level Ground
- Close Proximity To Shoreham Town Centre
- Off Street Parking
- No Onward Chain



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

EXPOSED PORCH Pvcu double glazed private front door through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, radiator, wall mounted heating control panel, cupboard housing wall mounted alarm system.

DOUBLE ASPECT DINING ROOM South and East aspect. Comprising two pvcu double glazed windows, laminate flooring, fireplace having an inset coal effect gas fire, two radiators.

SEPARATE LOUNGE East aspect. Comprising pvcu double glazed window, radiator, laminate flooring, downstairs storage cupboard, two wall mounted lights, wall mounted picture light, cupboard with shelving.

GROUND FLOOR BEDROOM THREE South aspect. Comprising pvcu double glazed window, radiator, laminate flooring, airing cupboard housing factory lagged hot water tank with slatted shelving.

GROUND FLOOR SHOWER ROOM West aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin with vanity unit below, shower cubicle being fully tiled having a wall mounted electric Mira shower, grab rail and wall mounted seat. Wall mounted heated towel rail, tiled flooring, fully tiled walls extractor fan, fitted roller blind.

DOUBLE ASPECT SPACIOUS KITCHEN West aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset four ring gas hob with oven below with extractor fan over, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, fully tiled walls, radiator, wall mounted cupboard housing electric meter, sunken spotlights, fitted roller blind, pvcu double glazed door leading out onto rear access.

FIRST FLOOR LANDING Comprising loft hatch access, eaves storage space.

BEDROOM ONE East aspect. Comprising leaded light pvcu double glazed window, radiator, cupboard with hanging rail, recessed shelving, laminate flooring.

BEDROOM TWO West aspect. Comprising leaded light pvcu double glazed window, laminate flooring, radiator, eaves storage space.

EXTERNAL

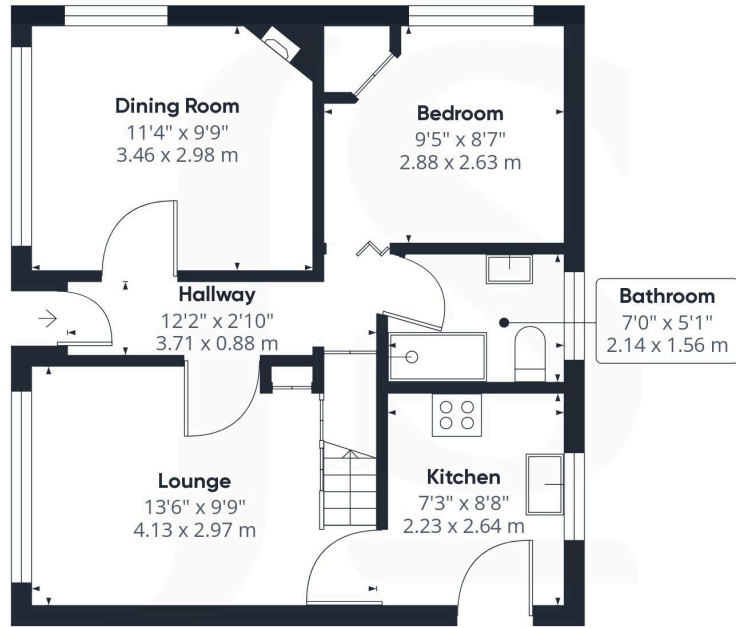
FRONT GARDEN Large block paved area, double gates leading to off road parking for one vehicle.

WEST FACING REAR GARDEN Large paved area being wall and fence enclosed.

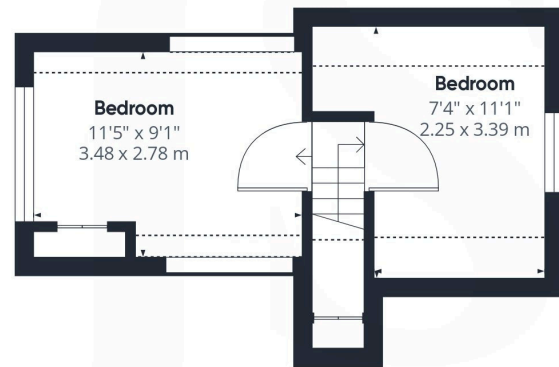
LOCATION

Ideally situated close to the heart of Shoreham town centre within a short walk of comprehensive shopping facilities, health centre, library and mainline railway station. There is a footbridge over the River Adur to Shoreham Beach, whilst Worthing and Brighton are both easily accessible.





Floor 0



Floor 1



Approximate total area⁽¹⁾

663.27 ft²
61.62 m²

Reduced headroom

52.53 ft²
4.88 m²

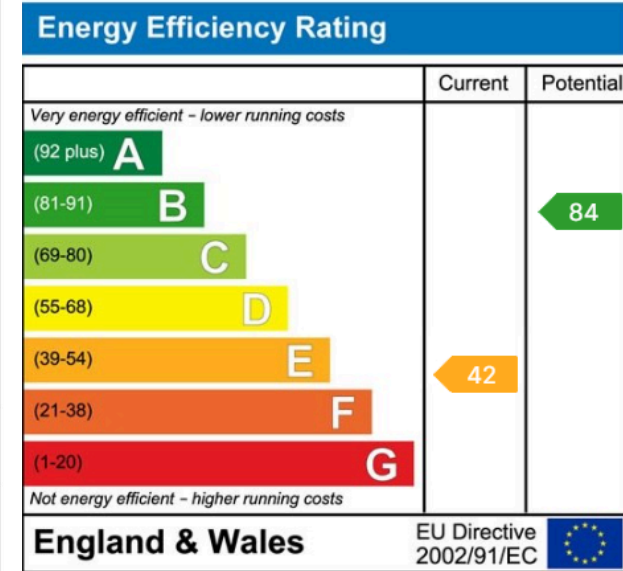
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 700 sqft)

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.