

Hyman  **Hill**
Estate & Letting Agent

£699,950

Freehold

 01273 454511

32 Cheal Close, Shoreham Beach, BN43 5RQ

- Refurbished link detached bungalow
- Three good sized bedrooms
- Open plan living accommodation
- Beautiful rear garden
- Must be viewed
- Superb location
- Planning permission granted
- No chain



Hyman Hill are delighted to offer for sale this beautifully presented and immaculate **THREE BEDROOM** detached bungalow located on the highly popular **SHOREHAM BEACH**. The property has been **FULLY RENOVATED** throughout and benefits from a stunning rear garden, private drive to garage and **STUDY / UTILITY ROOM**. **NO CHAIN**

ENTRANCE HALL

Double glazed front door with window to side, karndean flooring with under floor wet heating system, radiator spot lighting and doors to.

OPEN PLAN LOUNGE KITCHEN ROOM

23' 2" x 22' 11 max" (7.06m x 6.99m) **SOUTH FACING**

LOUNGE AREA:

Sliding double glazed door leading to front with white wooden shutters, karndean flooring with under floor wet heating system, radiator, wall mounted thermostat, double glazed window to side, double glazed door to side access.

KITCHEN:

Beautifully presented and recently refitted with double glazed window to side having Acrylic Mirostone work tops under with integrated sink and boiling water tap, matching wall, base, pan and plinth drawer units with fitted 4 ring induction hob, fitted Neff oven, fitted Neff microwave oven with warming drawer, integrated fridge freezer, integrated dishwasher, integrated bin cupboard, karndean flooring with underfloor wet heating system.

INNER HALLWAY

Hatch to loft space with pull down ladder, spot lighting, underfloor heating thermostat, double glazed door to rear garden, doors to.

BEDROOM 1

13' 3" x 10' 4" (4.04m x 3.15m) Double glazed window, radiator, spot light lighting, fitted wardrobe.

BEDROOM 2

10' 4" x 9' 11" (3.15m x 3.02m) Double glazed window, radiator, spot lighting, fitted wardrobe.

BEDROOM 3

9' 11" x 8' 11" (3.02m x 2.72m) Double glazed window, radiator, spot lighting.

BATHROOM

Beautifully presented and recently refitted having double glazed window, white suite comprising panelled bath, vanity wash hand basin, walk in shower, low level WC, under floor heating, heated towel rail, tiled walls.

SEPERATE CLOAKROOM

Low level WC, wall mounted wash hand basin, doorway to.

STUDY / UTILITY ROOM

8' 8" x 8' 7" (2.64m x 2.62m) Double glazed window and door leading to the rear garden, recently fitted wall mounted boiler, work top with fitted single drainer sink, space for washing machine, door leading into the garage area.

STUNNING REAR GARDEN

A stunning and beautifully presented rear garden with decking seating area leading to laid lawn, fenced to three side, outside tap, outside electric plug socket, pebbled side area with path leading into the study room. Side gate with enclosed storage area.

PRIVATE DRIVE TO GARAGE

Private drive leading to garage / storage room with electric roller door.

PLANNING PERMISSION

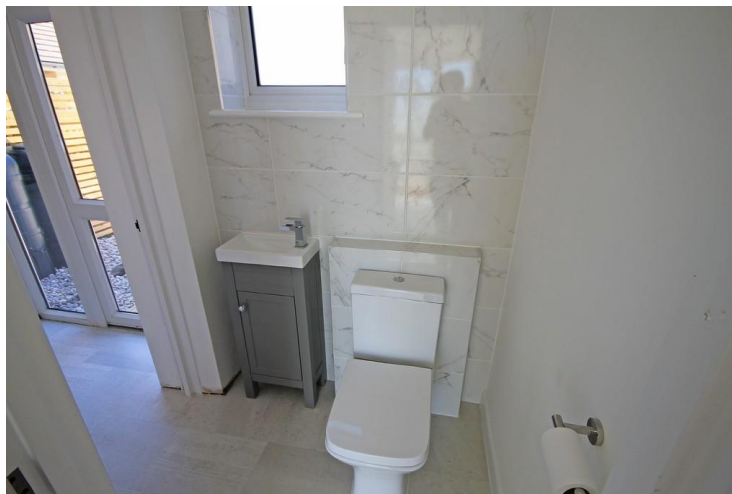
Planning permission has been granted for a side and rear extension.

AWDM/1591/20

AWDM/1262/20











COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.