



Hyman  **Hill**
Estate & Letting Agent

£499,950

Freehold

☎ 01273 454511

29 Downside, Shoreham-by-Sea, BN43 6HH

- Extended family home
- Three double bedrooms
- 27ft Lounge diner
- 22ft Galley kitchen
- Ground floor cloakroom
- Shower room
- Beautiful south facing rear garden
- Highly popular location



ENTRANCE HALL

Double glazed front door with double glazed window to side, radiator, wooden effect laminated flooring, stairs leading to the first floor and doors to.

EXTENDED LOUNGE

27' 3" x 13' 2" (8.31m x 4.01m) Double glazed doors leading onto the south facing rear garden, wall mounted electric coal effect fireplace, two radiators.

EXTENDED KITCHEN

22' 10" x 7' 6" (6.96m x 2.29m) Double glazed window to side with 1 1/2 bowl single drainer sink, matching wall, base and drawer units separated by roll edge work tops with fitted 4 ring gas hob, double oven, radiator, spaces for washing machine and fridge freezer, built in dishwasher, double glazed door leading onto the rear garden.

BEDROOM 2

12' 1" x 10' 11" (3.68m x 3.33m) Double glazed window to front, radiator.

BEDROOM 3

10' 11" x 7' 8" (3.33m x 2.34m) Double glazed window to front, radiator.

GROUND FLOOR CLOAKROOM

Double glazed window, low level WC, wall mounted wash hand basin.

FIRST FLOOR LANDING

Hatch to loft space, door leading into large eave storage space, double glazed window and doors to.

BEDROOM 1

13' 9" x 10' 11" (4.19m x 3.33m) Double glazed window to front, radiator, large fitted wardrobes with door to eaves space housing the boiler.

SHOWER ROOM

Double glazed window, large walk in shower cubicle, low level WC, vanity wash hand basin.

SOUTH FACING REAR GARDEN

Beautiful and large south facing rear garden with patio seating area having steps down to laid lawn, shed, greenhouse.

FRONT GARDEN

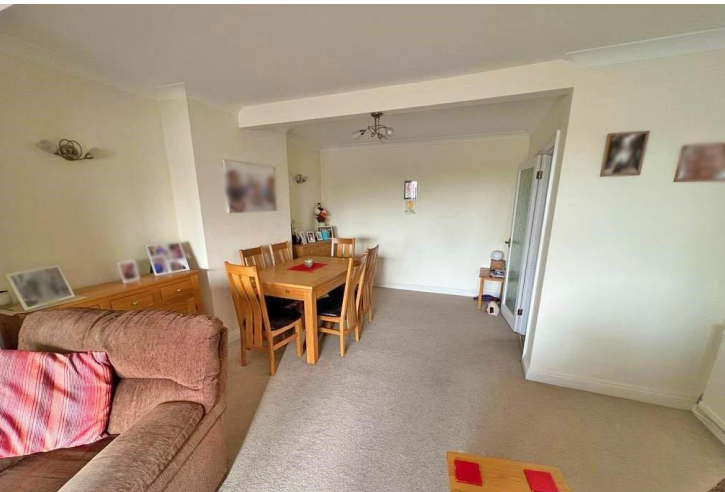
Block paved offering off road parking.

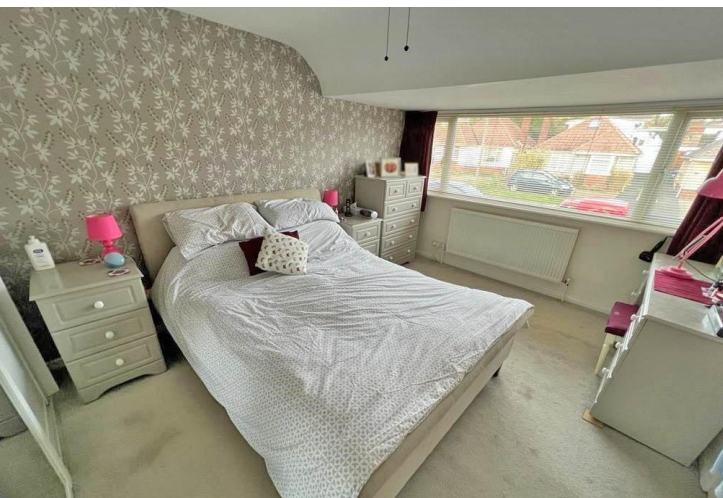
PRIVATE DRIVE

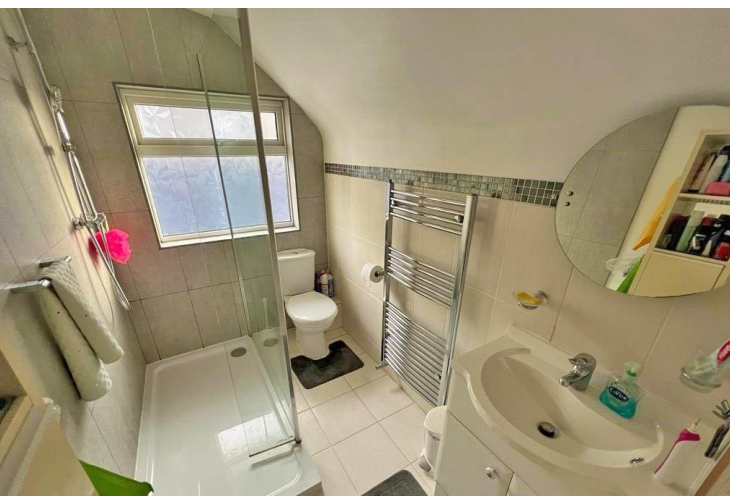
Block paved leading to garage.

GARAGE

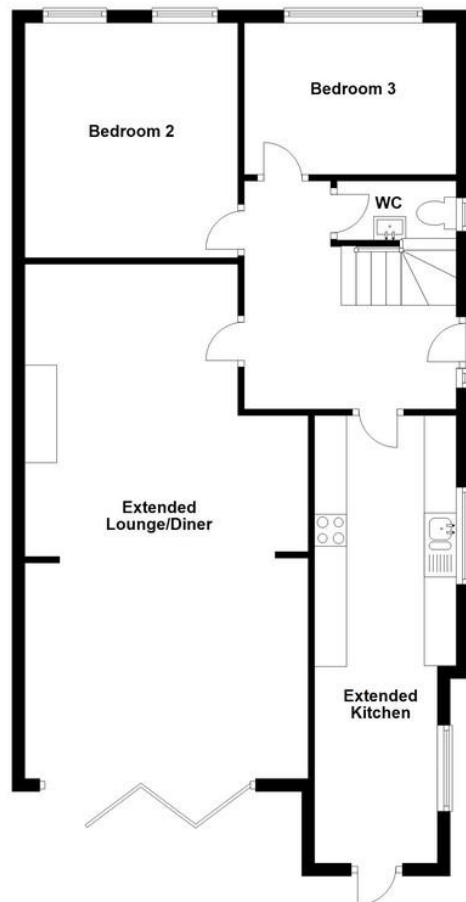
Up & over door.







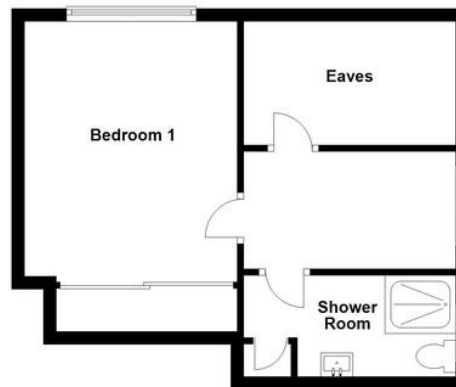
Ground Floor



Total area: approx. 116.3 sq. metres (1251.6 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

First Floor



COUNCIL TAX BAND

Tax band D £2,205. 15 per annum
(2023/2024)

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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.