



1 Ravensbourne Avenue | Shoreham-by-Sea | BN43 6AA

£475,000

Harrison Brant are delighted to offer this chain free 3 bedroom detached bungalow situated in favoured North Shoreham adjacent to Buckingham Park which is considered to offer much potential for modernisation and extension (large attic space) subject to the necessary consents and permissions being obtained. Other features and accommodation include; spacious lounge diner, fitted kitchen, bathroom and separate W.C, gas heating, double glazing, off road parking and garage, mature gardens to front, side and rear. Situated in this popular and established residential location approximately 0.7 of a mile from Shoreham town centre with its comprehensive range of bars, restaurants and shopping facilities as well as the mainline railway station.

- 3 Bedrooms
- Detached 1930's Bungalow
- No Onward Chain
- Close to Buckingham Park
- Spacious Lounge/Diner
- Fitted Kitchen
- Potential for Extension STNC
- Off Road Parking & Garage
- Front, Side & Rear Gardens
- Viewing Recommended



Property Description

UPVC DOUBLE GLAZED FRONT DOOR

Leading to:-

STORM PORCH

With uPVC double glazed windows to front and side.

Door to:-

ENTRANCE HALL

Central heating radiator, wall mounted Honeywell heating thermostat. Built in shelved storage cupboard housing electric fuse box and meter. Airing cupboard housing central heating radiator and slatted shelving, further cupboard above. Coved ceiling, hatch to loft space. Door to:-

LOUNGE/DINING ROOM

24' 4" x 11' 8" (7.42m x 3.56m) Two central heating radiators, fireplace with inset coal effect electric fire, limestone style surround and mantle. Coved ceiling, TV aerial point (subject to service providers regulations). Large uPVC double glazed window to rear overlooking rear garden. Two further uPVC double glazed windows to side.

KITCHEN

17' 5" x 11' 2" (5.31m x 3.4m) Comprising a range of wall, base and drawer units with roll edge laminated working surfaces over. Inset stainless steel 1 1/2 bowl sink unit with mixer tap. Four burner Neff electric hob with stainless steel cooker hood over, fitted eye level Neff electric double oven. Space and plumbing for washing machine, space for further appliance. Part tiled walls, tile effect flooring. Central heating radiator, coved ceiling. uPVC double glazed window to rear overlooking rear garden. uPVC double glazed door leading to outside.

BEDROOM 1

15' 5" (into bay) x 11' 8" (4.7m x 3.56m) Central heating radiator, coved ceiling. Range of built in wardrobes with hanging rail and shelving. uPVC double glazed bay window to front.

BEDROOM 2/RECEPTION ROOM 2

11' 11" x 10' 10" (3.63m x 3.3m) Central heating radiator, smooth finish walls and ceiling. uPVC double glazed window to front. Feature port hole style window to side.

BEDROOM 3

9' 6" x 8' 11" (2.9m x 2.72m) Central heating radiator, smooth finish walls and ceiling. uPVC double glazed window to side.

BATHROOM

Comprising panelled bath with hand grips and mixer tap, thermostatically controlled shower unit and folding shower screen over, pedestal wash hand basin with mixer tap. Fully tiled walls and floor. Central heating radiator. uPVC double glazed window to side.

SEPARATE W.C

Low level close coupled WC. Central heating radiator, fully tiled walls and floor. uPVC double glazed window to side.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with mature flower and shrub borders. Also extending to the side where there is a gate providing side access.

REAR GARDEN

36' 0" (approx) x 22' 0" (approx) (10.97m x 6.71m)
Paved and lawned rear garden with mature flower, shrub and tree borders. Timber built summerhouse, timber built storage shed. Cupboard housing Potterton gas boiler. Gates providing side and rear access. Personal door to;-

GARAGE

20' 6" x 13' 3" (6.25m x 4.04m) With hardstand to front providing off road parking for one vehicle. Metal up and over door.







Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

6 Brunswick Road

Shoreham-By-Sea

West Sussex

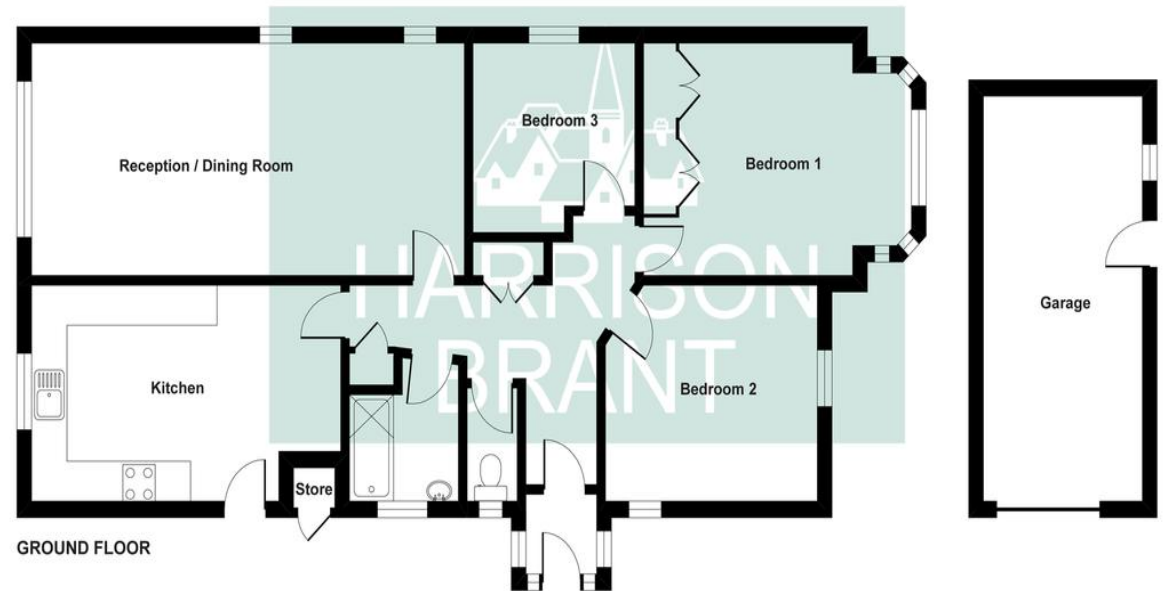
BN43 5WB

www.harrisonbrant.co.uk

01273 464642

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APPROX. GROSS INTERNAL FLOOR AREA 1263 SQ FT 117.3 SQ METRES (EXCLUDES STORE & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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N.B. Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.

Items shown in the photographs are not necessarily included in the sale.

VIEWING STRICTLY BY APPOINTMENT THROUGH HARRISON BRANT

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