



14 Kingston Bay Road, Shoreham-By-Sea ,
Guide price £900,000



middletton
estates



Entrance Hall

Downstairs Cloakroom

Lounge
19'11 x 12'8

Dining Area
19'11 x 19'3

Kitchen Area
19'10 x 15'10

Bedroom 3
16'1 x 8'11

Bedroom 5
12'5 x 9'2

Shower Room

Bedroom 2
15'5 x 11'10

Bedroom 4
11'6 x 11'10

Family Bathroom

First Floor

Master Suite
32'2 x 14'6

Ensuite

Rear Garden

Heated Outdoor
Swimming Pool

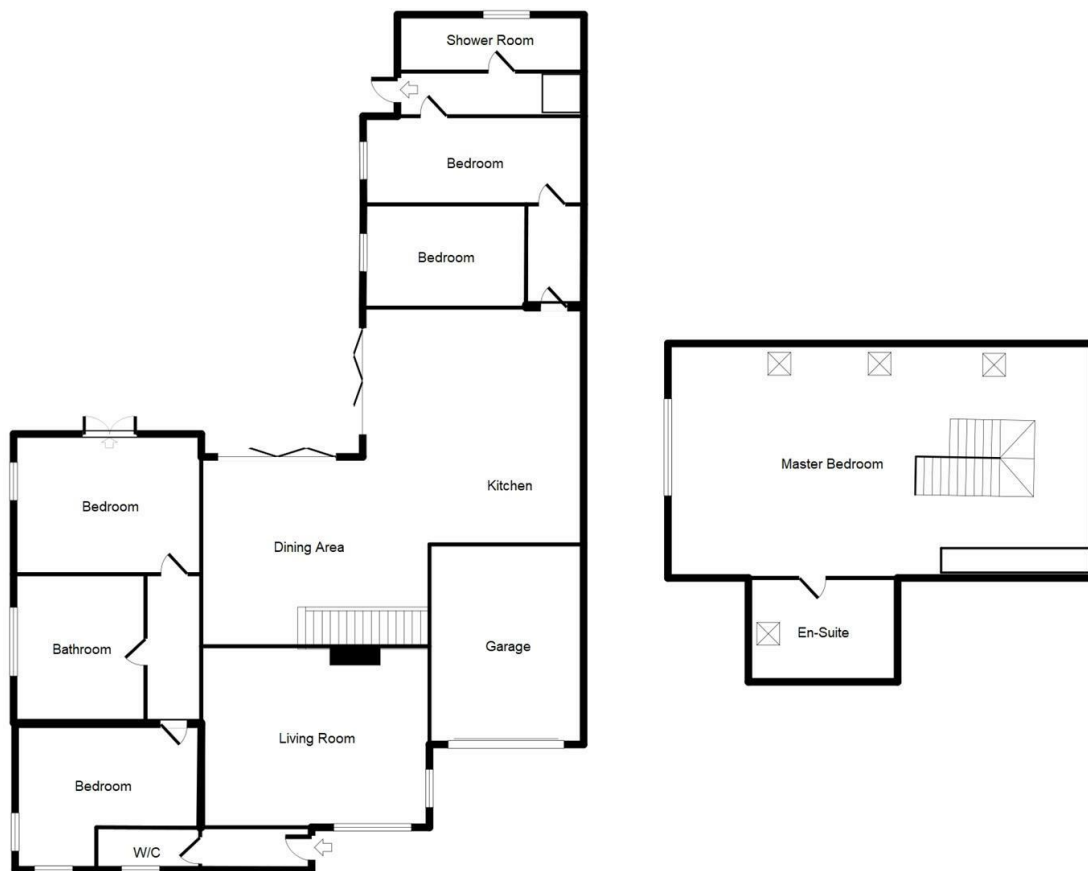
RARELY AVAILABLE 5 BEDROOM DETACHED BUNGALOW ON PRESTIGIOUS SHOREHAM BEACH LOCATION

5 BEDROOMS, 3 BATHROOMS, LOUNGE, OPEN PLAN KITCHEN DINING LIVING SPACE, GARAGE, REAR GARDEN, OUTDOOR SWIMMING POOL.

Middleton Estates are delighted to offer this superbly refurbished 5 bedroom detached bungalow on a prestigious Shoreham Beach road. Falling within a 3 minute walk of the beach and walking distance of local shops as well as Shoreham Beach School. The ground floor offers 4 double bedrooms, 2 modern bathrooms, separate dual aspect living room with wood & coal fireplace and a spectacular open plan kitchen dining space with glass atrium and 2 sets of bi fold doors. The Lineaquattro kitchen has been finished to an extremely high

standard with silestone work surfaces, Neff kitchen appliances, 4 zone induction hob with downdraft extraction and poured resin flooring. The first floor houses the light and spacious Master Suite with fitted wardrobes, plenty of eaves storage, en suite bathroom and views across Shoreham Harbour. The secluded south facing garden is sectioned into zones of astro turf, decked area, patio and outdoor heated swimming pool. Also benefiting from a garage and off road parking for multiple vehicles.





"Call us for your free valuation."

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	