



New Salts Farm Road, Shoreham-By-Sea ,  
Offers over £650,000



middletton  
estates





Porch

Entrance Hall

Lounge

16'9" x 16'0"

Conservatory

15'9" x 16'2"

Dining Room

16'8" x 8'8"

Shower Room

Kitchen Breakfast Room

16'8" x 18'6"

Bedroom 2

10'6" x 8'10"

Bedroom 1

14'8" x 9'1"

En Suite Bathroom

Bedroom 3

12'3" x 8'3"

Bedroom 4

12'4" x 7'11"

Double Garage

Large Wrap Around

Garden On 3 Sides

Driveway



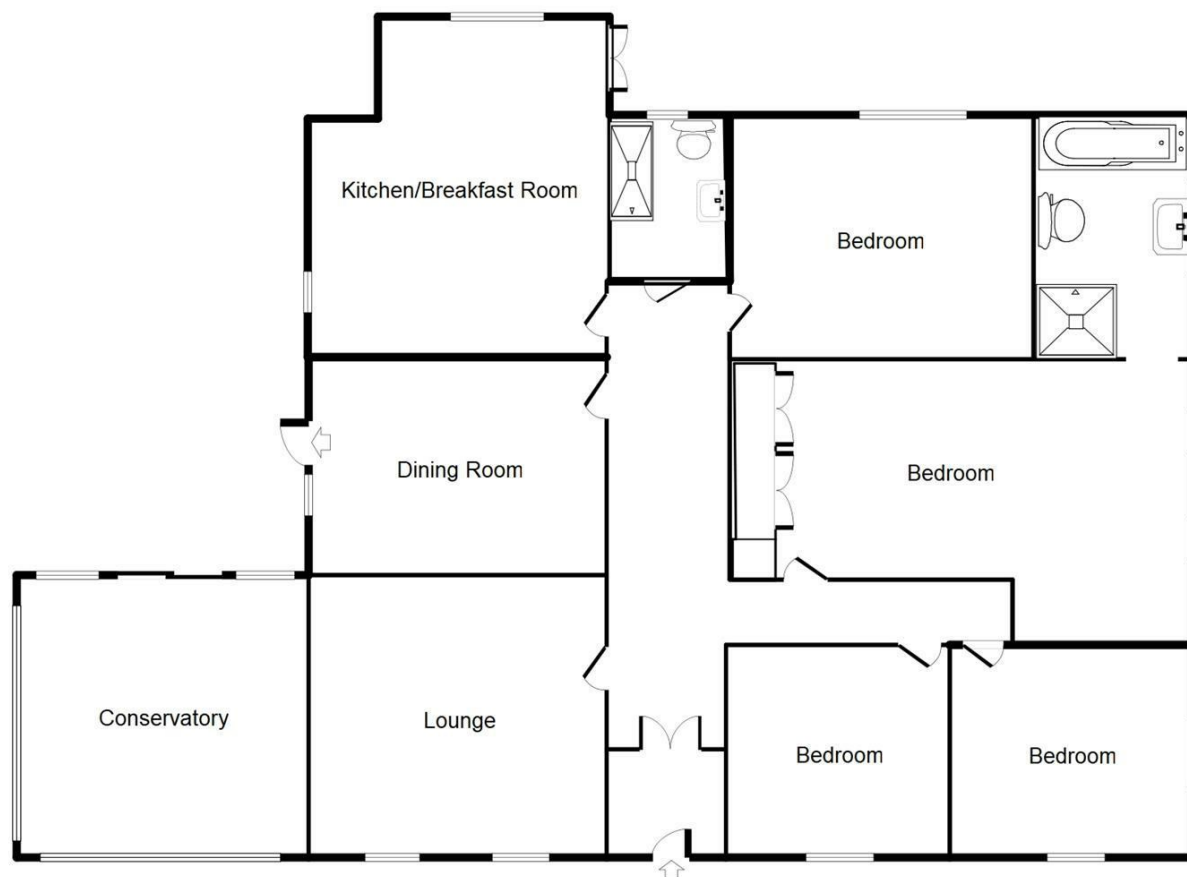
# SUPERB DETACHED BUNGALOW SITTING ON A 1/3 OF AN ACRE WITH DIRECT COUNTRYSIDE VIEWS

4 DOUBLE BEDROOMS, EN SUITE TO MASTER BEDROOM, LOUNGE, DINING ROOM, CONSERVATORY, KITCHEN BREAKFAST ROOM, SHOWER ROOM, DOUBLE GARAGE, AMPLE OFF ROAD PARKING, LARGE WRAP AROUND GARDENS.

Middleton Estates are delighted to offer this unique detached bungalow located in one of Shoreham's premier locations. Sitting on a sizeable plot approximately 1/3 of an acre (TBV). Offering versatile accommodation the bungalow is currently arranged to offer, 4 double bedrooms, the master bedroom boasts a full 4 piece en suite, large lounge with double doors opening onto dining room as well as patio doors opening onto large conservatory. A family shower room serves the remaining 3 bedrooms, along with 18'6 kitchen / breakfast room with views over the

rear garden. Outside there are gardens on 3 sides, the rear garden befitting from a south westerly aspect, along with ample off road parking for multiple vehicles to the front as well as detached double garage. The current owners have undergone extensive updating and renovations to the structure including modern render, double glazing and stunning raised industrial style veranda again with stunning farmland views. Other features of the property include gas fired central heating, modern decor throughout and modern style bathroom and kitchen.





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

"Call us for your free valuation."