



Hyman  **Hill**
Estate & Letting Agent

£399,950

Freehold

 01273 454511

4 Mill Avenue, Shoreham-by-Sea, BN43 5GF

- Semi detached bungalow
- Two bedrooms
- Off road parking for several cars
- Detached garage
- Well presented rear garden
- Highly popular location
- No chain
- Viewing essential



ENTRANCE PORCH

Double glazed front door with steps to double glazed door leading onto.

ENTRANCE HALL

Hatch to loft space, linen cupboard with shelving, radiator and doors to.

LOUNGE

17' 11" x 12' 0" (5.46m x 3.66m) Bay double glazed window to front, gas coal effect fireplace, radiator.

KITCHEN

12' 7" x 12' 4" (3.84m x 3.76m) Double glazed window to rear with matching wall and base units, roll edge work tops with fitted single drainer sink and mixer tap, fitted 4 ring gas hob having extractor fan above, oven,

wall mounted recently installed boiler, space for washing machine, space for fridge freezer, radiator, double glazed window and door leading onto.

CONSERVATORY

24' x 7' 1" (7.32m x 2.16m) Double glazed window to rear, double glazed door leading onto rear garden.

BEDROOM 1

12' 3" x 11' 9" (3.73m x 3.58m) Double glazed window, radiator.

BEDROOM 2

12' 5" x 8' 9" (3.78m x 2.67m) Double glazed window, radiator.

SHOWER ROOM

Double glazed window, matching suite comprising, low level WC, pedestal wash hand basin, enclosed shower cubicle, tiled walls and radiator.

REAR GARDEN

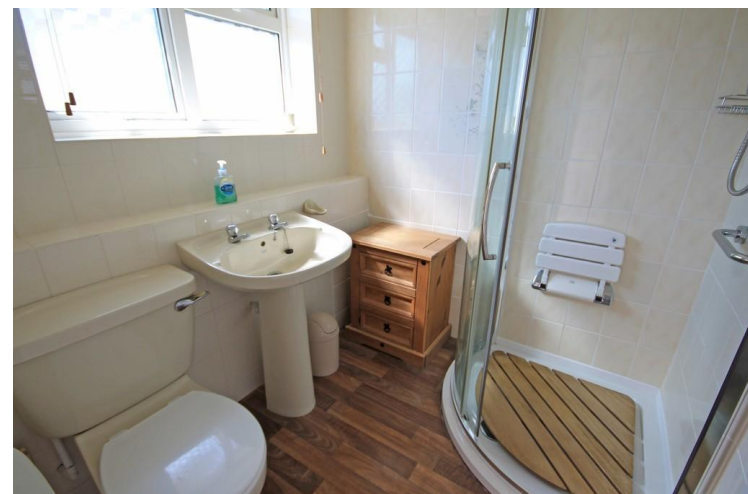
Mainly laid to lawn with flower borders, patio seating area, shed side access, rear access into the garage.

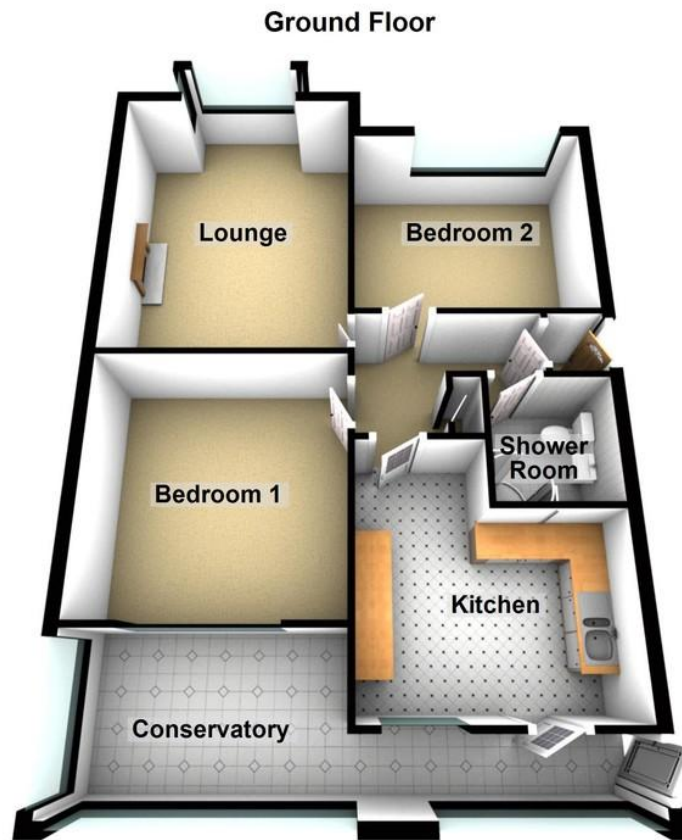
FRONT GARDEN

Block paved offering parking for several vehicles.

DETACHED GARAGE

Up & over door.





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COUNCIL TAX BAND

Tax band D

TENURE

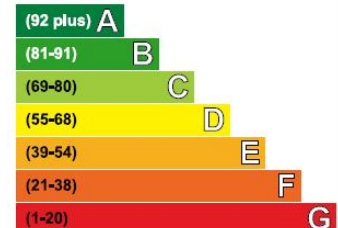
Freehold

LOCAL AUTHORITY

Adur District Council

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
72	88

OFFICE

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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.