GREENWAYS PROPERTY

Estate and Letting Agents

# 116 Greenways Crescent, Shoreham-By-Sea, BN43 6HQ

Greenways Property are delighted to offer this spacious two-bedroom semi-detached chalet bungalow, ideally located in a popular residential area of Shoreham-by-Sea and offered with no onward chain.

The property provides versatile accommodation comprising two double bedrooms, two reception rooms, a fitted kitchen with utility area, and two shower rooms. The generous first-floor bedroom offers scope to be divided into two rooms (subject to the usual consents), making this an ideal long-term home.

Externally, the property benefits from a large south-facing rear garden, along with a front garden, detached garage with power and lighting and off-street parking.

Situated within a highly regarded school catchment area and within easy reach of Shoreham town centre, mainline railway station and local amenities.

## Guide price £435,000

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- Semi-detatched chalet bungalow
- Two Reception rooms
- Two shower rooms
- Large South facing gardens
- Detached garage and drive
- Good school catchment area
- Two double bedrooms
- Kitchen with utility area
- No onward chain

## Entrance Hall
**17'8" x 3'3" (5.41m x 1m)**
Double glazed front door, radiator, fitted storage cupboard with additional cupboard housing consumer unit and electric meter.

## Living Room
**15'3" x 10'9" (4.65m x 3.28m )**
Southerly aspect room with double glazed sliding doors leading onto south facing rear garden, radiator, feature fireplace with attractive wood mantlepiece, coving, fitted alcove cupboards.

## Dining Room
**13'1" x 10'9" (4.01m x 3.3m )**
North-facing double glazed window overlooking the front garden, radiator, coving, and stairs rising to the first floor.

## Kitchen
**8'6" x 8'6" (2.61m x 2.6m )**
Southerly aspect double glazed window overlooking the rear garden. Fitted with roll-edge laminate work surfaces with cupboards below and matching wall units, inset one-and-a-half bowl sink with mixer tap, four-ring gas hob with oven below and extractor over, part tiled splashbacks, and space for dishwasher. Breakfast bar seating for one, coving, and utility cupboard housing wall-mounted Potterton boiler, with space and plumbing for washing machine. Double glazed door providing access to the side and rear garden.

## Bedroom Two
**10'11" x 8'5" (3.35m x 2.57m )**
Northerly aspect double glazed window to the front, radiator, coving.

## Shower Room
**8'7" x 5'6" (2.62m x 1.7m )**
Obscured double glazed window, fully tiled shower cubicle with integrated shower, pedestal wash hand basin, low level WC, radiator, vanity unit cupboard, and coving.

## First floor Landing
Accessed via stairs from the dining room, with door to:

## Bedroom One
**23'5" x 14'6" (7.14m x 4.44m )**
A spacious dual aspect room with both south and north-facing double glazed windows, enjoying distant sea views. Two radiators, two walk-in storage cupboards, inset spotlights, and potential to be divided into two bedrooms (subject to the usual consents). Door to:

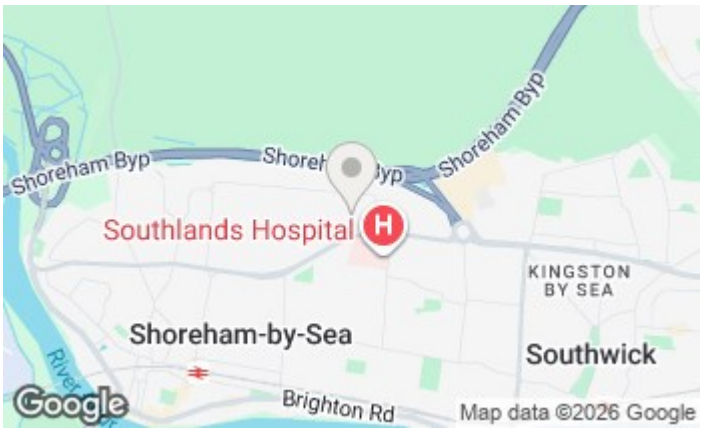
## En Suite Shower Room
**8'5" x 8'0" (2.59m x 2.44m )**
Obscured double glazed window, shower cubicle with wall-mounted Triton electric shower, wash hand basin with vanity unit below, low level WC, radiator, fitted wardrobe with hanging rail and shelving, and extractor fan.

## Front Garden and Drive
Paved frontage providing off-street parking for one or more vehicles, with pathway, shrub and plant borders, wall-mounted lighting.

## Detached Garage
**18'0" x 8'6" (5.49m x 2.61m)**
Up and over door, benefitting from power and light. Rear door access and window to the rear.

## South Facing Rear Garden
**108'3" x 32'9" max (33m x 10m max)**
A generous, predominantly south-facing garden of triangular shape, featuring a raised decked area leading to a large lawn, with mature trees, shrubs and planting. Additional features include a summer house, storage shed, workshop, greenhouse, outside tap, lighting, and side access.

## Other Information
Tenure: Freehold
Council Tax Band: C
Local Authority: Adur




## Directions

Starting from Shoreham-by-Sea Railway Station Car Park: Head north-west towards Buckingham Road and continue for a short distance. Turn left towards Buckingham Road, then take the next right onto Buckingham Road. Follow Buckingham Road for approximately 0.4 miles before turning right onto Upper Shoreham Road. Continue along this road for around 0.6 miles, then turn left onto Greenways Crescent. The property will be located on the left-hand side. Total distance: Approximately 0.9 miles

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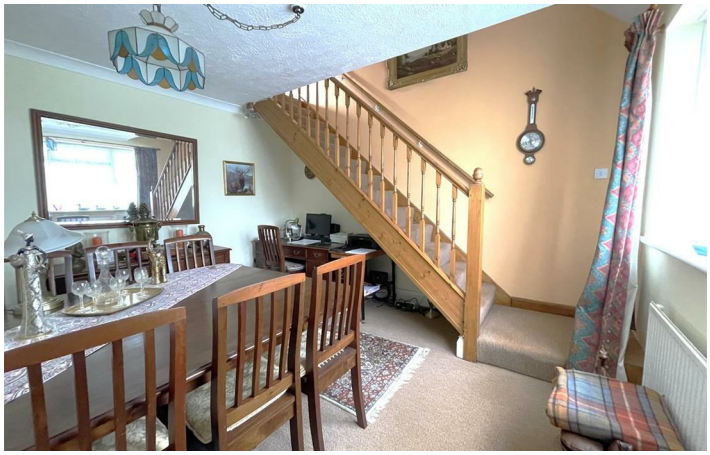

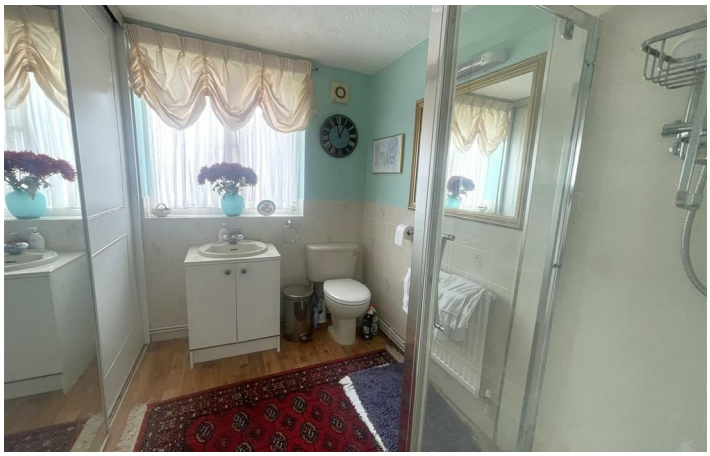

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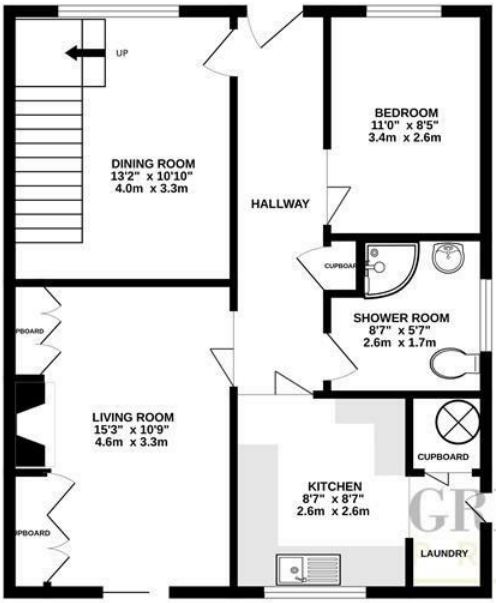
# Floor Plan

GROUND FLOOR
651 sq.ft. (60.4 sq.m.) approx.




1ST FLOOR
595 sq.ft. (55.2 sq.m.) approx.

GARAGE
156 sq.ft. (14.5 sq.m.) approx.

TOTAL FLOOR AREA : 1244sq.ft. (115.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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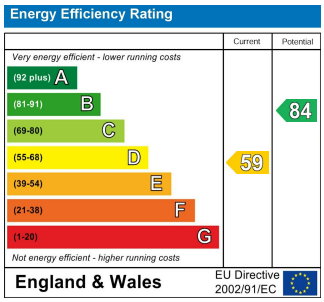
PLEASE NOTE:
Although every care has been taken in the production of these sales particulars prospective purchasers should note:
1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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