



**4 Downside Close, Shoreham-By-Sea, Sussex, BN43 6AF**  
**£579,950 to £600,000 Freehold**





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- Modernised Chalet-style Bungalow
- Prime Location on the edge of Buckingham Park, under a mile to the town centre and mainline station, with Holmbush Shopping Centre approximately 1.5 miles away.
- Front Garden beautifully maintained, mainly laid to lawn with mature borders and beds.
- Parking and Garage with part paved driveway leading to double gates and a detached garage, providing ample parking and storage.
- Bright and Airy Living Room, dual aspect with parquet flooring, two double glazed windows, modern radiators, and an oak mantle feature chimney breast.
- Spacious Kitchen/Diner: Fitted kitchen spanning the rear, with integrated appliances.
- Large First-Floor Bedroom: with eaves storage and newly (2023) fitted En-suite.
- Private Patio and Raised Garden with mature planting and scenic rooftop and some sea views.
- Elevated position with lovely far reaching views.
- Two Bedrooms (Originally Three) with potential to extend (STPP).



### Exterior Features:

A meticulously cared-for garden graces the front, predominantly grass with mature borders, enhancing the property's curb appeal.

A practical, partly paved driveway extends alongside the property, leading to double gates that reveal a detached garage set slightly back, providing ample parking and storage solutions.

### Interior Highlights:

Upon entering, the welcoming hall, adorned with parquet flooring and featuring two storage cupboards, serves as a gateway to the home's primary spaces.

Part glazed double oak veneered doors open to a luminous, dual-aspect living room, boasting parquet flooring, two double-glazed windows for abundant natural light, modern anthracite radiators, and a striking chimney breast with an oak mantle.

The ground floor also accommodates a versatile room, perfect as a bedroom or home office, offering flexibility to meet your lifestyle needs.

The expansive kitchen/diner at the rear is thoughtfully designed, complete with integrated appliances (washing machine and dishwasher), provision for a range-style cooker, and American-style fridge-freezer. Additional storage is cleverly integrated below the staircase.

### Upper-Level Features:

The first floor hosts a spacious double bedroom with eaves storage and an adjoining refitted modern ensuite bathroom (2023). The main bedroom presents a unique opportunity for enhancement or expansion (subject to planning permission), potentially adding two additional bedrooms with bathrooms.

### Outdoor Living:

A secluded patio area and raised garden at the back, with mature planting, offers privacy and picturesque views of the rooftops and sea beyond.

A detached single garage, equipped with an up-and-over door, double-glazed window, and electricity, adds convenience and functionality.

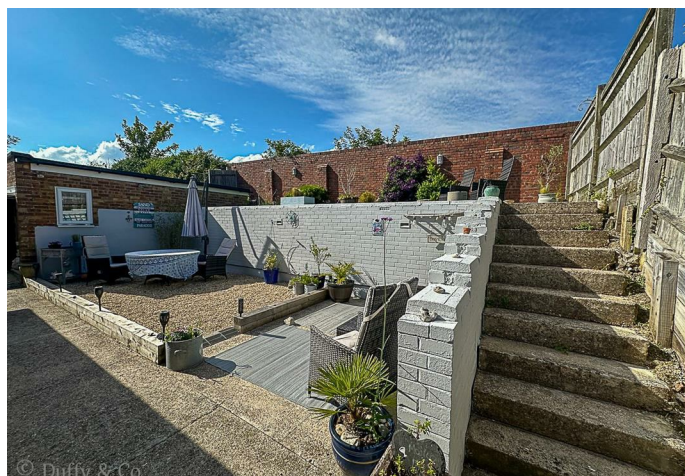
### Additional Details:

Council Tax Band: E, £2,851.98 2024/2025 (Adur District Council).

Ownership: Freehold.

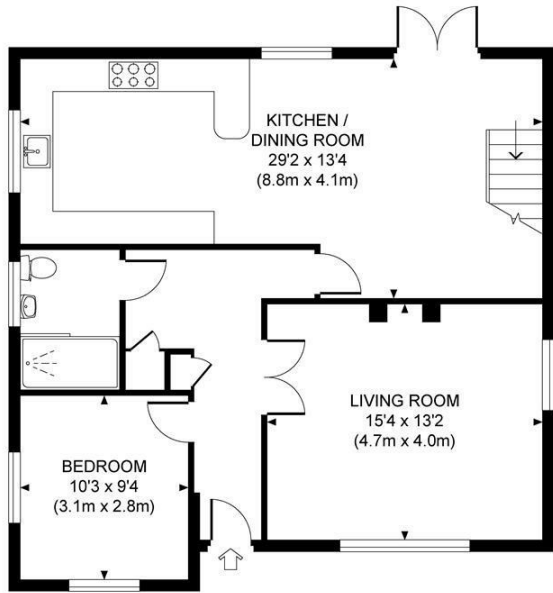
This exquisite bungalow offers a blend of elegance, comfort, and convenience, making it a must-see for those seeking a peaceful retreat close to urban amenities.

Note: This property is being sold with a vested interest, as the vendor is an employee of Duffy & Co.





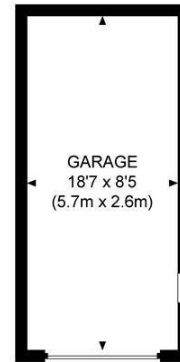
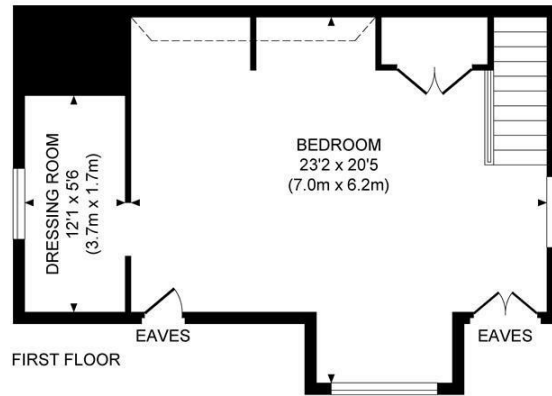
# Floor Plans



GROUND FLOOR



Approximate Gross Internal Area  
1274 sq ft / 118.3 sq m  
Approximate Gross Internal Area Outbuildings  
155 sq ft / 14.4 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>84</b>	<b>69</b>
	EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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