



**4 Downside Close, Shoreham-By-Sea, Sussex, BN43 6AF**  
**£567,950 to £600,000 Freehold**



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## 4 Downside Close, Shoreham-By-Sea, Sussex, BN43 6AF

**£567,950 to £600,000 Freehold**

- 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).

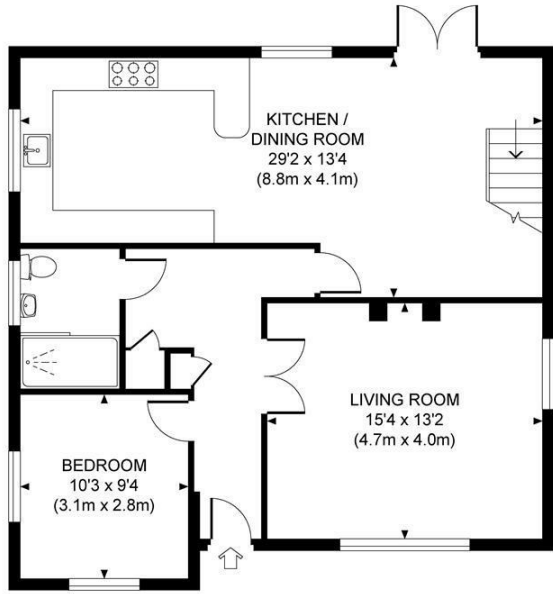
Ownership: Freehold.

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.

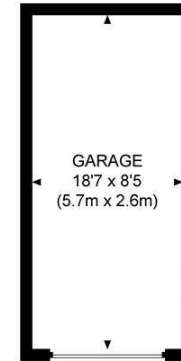
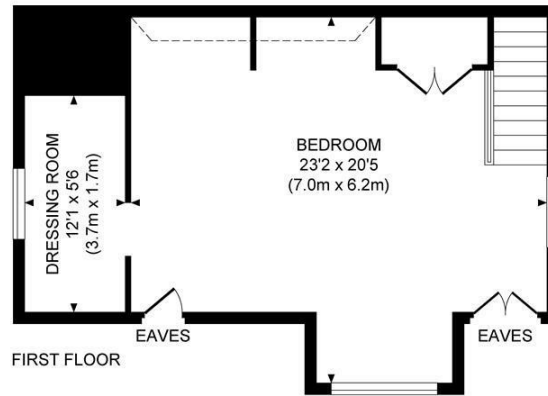
Note: This property is being sold with a vested interest, as the vendor is an employee of Duffy & Co.



# Floor Plans



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	
	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>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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