



8 Mardyke

Shoreham-by-Sea BN43 5LL

Asking Price Of £775,000

- VERSATILE ACCOMMODATION
- FOUR BEDROOMS
- ENSUITE BATHROOM
- SHOWER ROOM

- KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- STUDY/LAUNDRY ROOM
- GARAGE

Whitlock and Heaps are delighted to bring to market this detached property offering versatile four bedroom accommodation with an ensuite bathroom and modern shower room. To the ground floor the property also features a living/dining room with open fire and a kitchen/breakfast room with bi-fold doors onto the lawned rear garden. Approached via a private drive leading to the garage which also has a door onto the garden. Situated in this prime residential location within a few minutes walk of the seafront. Shoreham Centre and local eateries and cafes are all within easy reach.

OUTSIDE

FRONT GARDEN Laid to lawn.

PRIVATE DRIVE

GARAGE Up and over door, power and light, door to garden.

REAR GARDEN Mainly laid to lawn, paved patio, pond and shed, side access.

ENTRANCE HALL Double coats/store cupboard, radiator.

KITCHEN/BREAKFAST ROOM Double aspect with bi-fold doors onto the garden. Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent wooden worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob, eye level double oven, integrated fridge/freezer and dishwasher, two UPVC double glazed windows, radiator, tiled splashback.

LIVING/DINING ROOM Double aspect with UPVC double glazed windows, open fire, two radiators, fitted shelving.

BEDROOM 2 Fitted double wardrobe, UPVC double glazed window overlooking the garden, radiator.

BEDROOM 3 Double aspect, two UPVC double glazed windows, radiator.

BEDROOM 4 UPVC double glazed window, radiator.

SHOWER ROOM Comprising walk in shower with tiled surround, wash hand basin with cupboard under, low level w.c., heated ladder style towel rail, UPVC double glazed windows, tiled floor, radiator.

TOP FLOOR

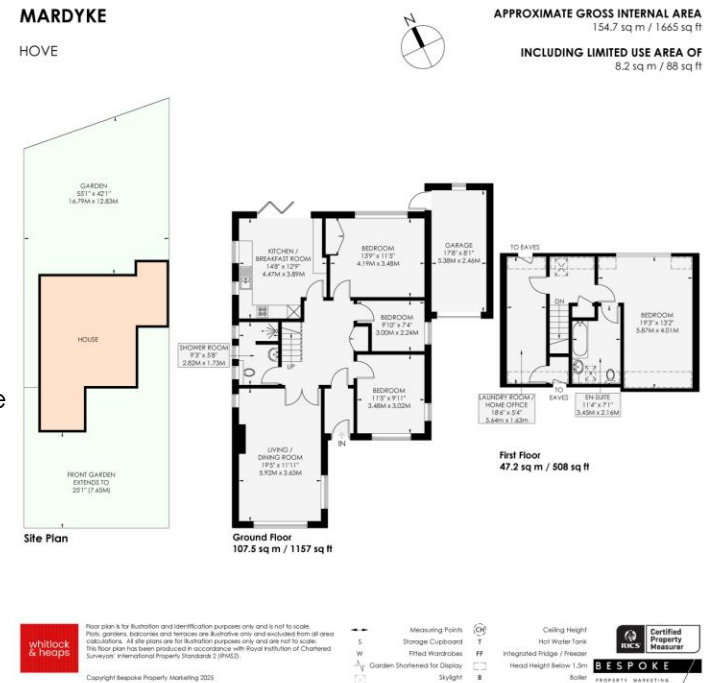
LANDING Fitted cupboard with shelving, velux window.

BEDROOM 1 Open fitted wardrobes, UPVC double glazed window, radiator.

STUDY/DRESSING OR LAUNDRY ROOM Wall mounted gas fired boiler, plumbing for washing machine and tumble dryer, eaves storage, velux window.

MARDYKE

HOVE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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