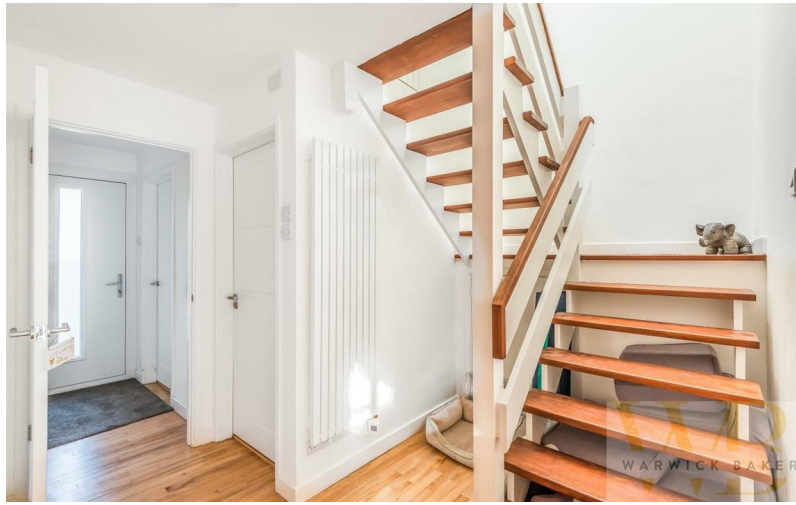
5 North Street | | Shoreham-By-Sea | BN43 5DJ

WARWICK BAKER
ESTATE AGENT



## 5 North Street | | Shoreham-By-Sea | BN43 5DJ

## Offers In Excess Of £525,000

*** OFFERS IN EXCESS OF £525,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED AND REFITTED PROPERTY IN SHOREHAM.

LOCATED IN THE TOWN CENTRE, NORTH STREET, THE PROPERTY BOASTS 20'4 X 13'1 SOUTHERLY ASPECT LIVING / DINING ROOM, 22'1 MODERN KITCHEN, DOWNSTAIRS CLOAKROOM & UTILITY ROOM ON THE GROUND FLOOR. ON THE FIRST FLOOR THERE ARE 3 DOUBLE BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM & DRESSING AREA.

- TOWN CENTRE LOCATION
- 22'1 X 8'8 MODERN KITCHEN
- CALL NOW TO VIEW
- THREE DOUBLE BEDROOMS
- OFF-ROAD PARKING
- 01273 461144
- 20'4 X 13'1 LIVING DINING ROOM
- BEDROOM 1 WITH EN-SUITE
- SOUTHERLY ASPECT GARDEN
- NO CHAIN

## ENTRANCE HALL
Door to front, door giving access to Living / Dining Room, Utility and Cloakroom. Stairs turning and rising to the First Floor Landing.

## LIVING / DINING ROOM
**20'4 x 13' (6.20m x 3.96m)**
Southerly aspect, Tri-Folding doors leading out onto the rear garden. Opening to

## KITCHEN
**22'1 x 8'8 (6.73m x 2.64m)**
Modern fitted range of wall and base level units, work surfaces, inset induction hob, inset sink unit, inset eye level double oven, integrated appliances, front aspect window.

## UTILITY ROOM
**8'7 x 7'5 (2.62m x 2.26m)**
Modern range of wall and base levels units, inset sink unit, space and plumbing for appliances, front aspect window.

## CLOAKROOM
Modern suite, low level W.C, wash hand basin.

## FIRST FLOOR LANDING
Vaulted ceiling, doors to all rooms, airing cupboard.

## BEDROOM 1
**20'4 x 12'6 (6.20m x 3.81m)**
Southerly aspect room with vaulted ceiling, two large windows over looking the rear garden, door to En-Suite, opening to

## DRESSING AREA
**5'10 x 5'7 (1.78m x 1.70m)**

## EN-SUITE
Modern matching suite, corner shower cubicle, low level W.C, wash hand basin.

## BEDROOM 2
**16'1 x 10'1 (4.90m x 3.07m)**
Front aspect window.

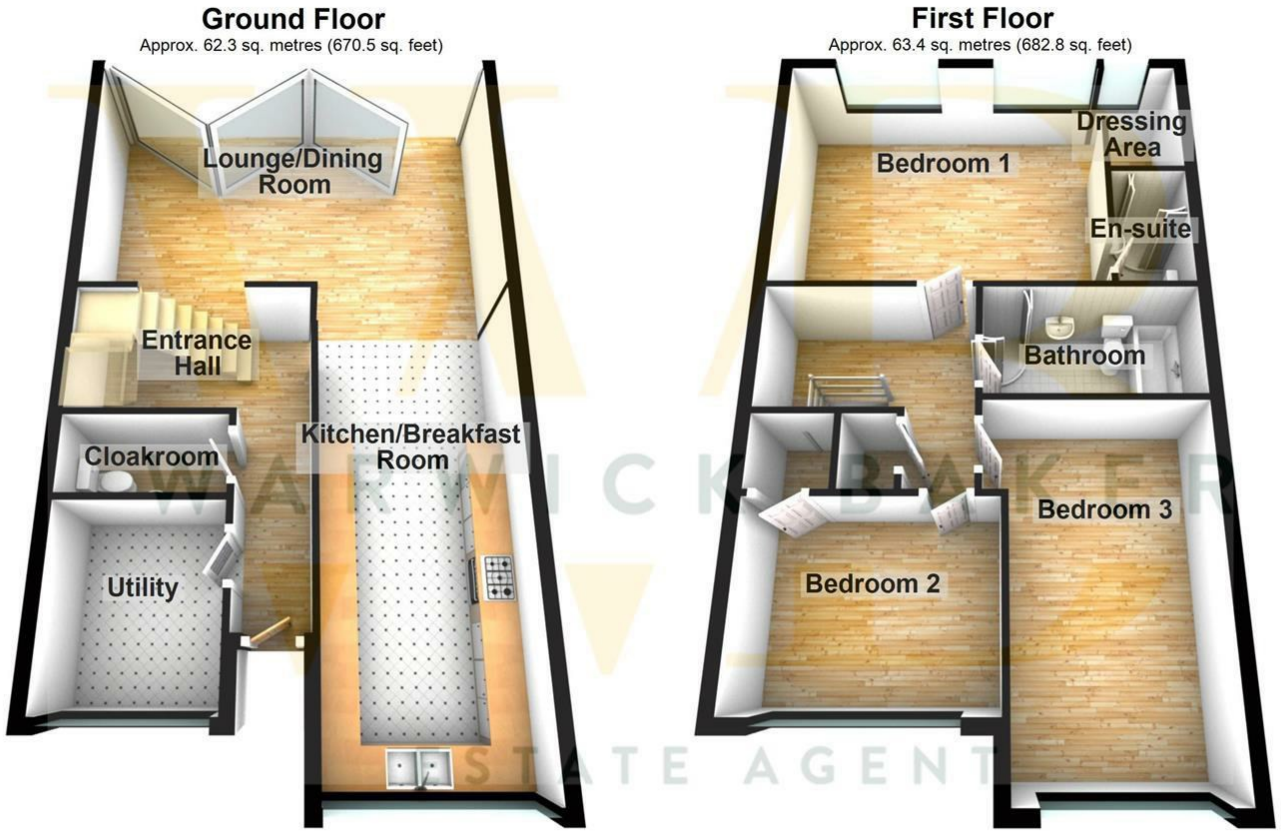
## BEDROOM 3
**11'3 x 9'6 (3.43m x 2.90m)**
Front aspect window, storage cupboard.

## BATHROOM
**10'1 x 6'5 (3.07m x 1.96m)**
Modern white suite, bath with centre taps, corner shower cubicle, low level W.C, wash hand basin, vaulted ceiling with window.

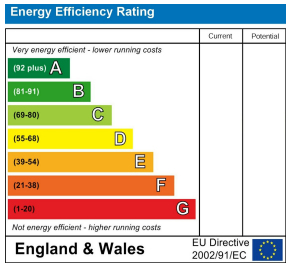
## OUTSIDE

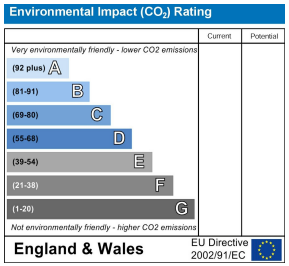
## FRONT GARDEN
Paved providing off-road parking for two cars.

## REAR GARDEN
Southerly aspect, raised decking, enclosed by panel fencing.




Total area: approx. 125.7 sq. metres (1353.4 sq. feet)




**Disclaimer**

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate

**10 High Street, Shoreham-by-Sea, West Sussex, BN43 5DA | Tel: 01273 461144 | Email: info@warwickbaker.co.uk | Web: www.warwickbaker.co.uk**