



19 Hebe Road | | Shoreham-By-Sea | BN43 5WE





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£499,950

\*\*\* £499,995 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED EXTENDED FAMILY HOME.

LOCATED IN SHOREHAM TOWN CENTRE, MINUTES FROM THE MAINLINE RAILWAY STATION, THE PROPERTY BOAST SPACIOUS LIVING ACCOMMODATION OVER THREE FLOORS, 19' KITCHEN/DINING/RECEPTION ROOM, FOUR BEDROOMS, MASTER WITH EN-SUITE AND A SOUTH FACING REAR GARDEN.

- SOUTH FACING GARDEN
- TOWN CENTRE LOCATION
- CALL NOW TO VIEW
- FOUR BEDROOMS
- MINUTES FROM THE RAILWAY STATION
- 01273 461144
- 19' X 18'10 KITCHEN / DINING / RECEPTION
- VENDORS SUITED
- IMMACULATELY PRESENTED
- END OF TERRACE

### **ENTRANCE HALL**

**17'04 x 5'08 (5.28m x 1.73m)**

Part glazed door to front, stairs rising to the first floor landing, under stairs storage, door to Kitchen / Dining Room, Door to Living Room, door to

### **CLOAKROOM**

Matching modern suite, low level W.C, wash hand basin.

### **KITCHEN / DINING / RECEPTION ROOM**

**19' x 18'10 (5.79m x 5.74m)**

Open plan - Modern fitted kitchen, extensive range of wall and base level units, space for appliances. Velux style windows. Patio doors leading out onto the rear garden, double doors to

### **LIVING ROOM**

**14'09 x 12'02 (4.50m x 3.71m)**

Double glazed front aspect bay window.

### **FIRST FLOOR LANDING**

Doors giving access to all rooms, stairs turning and rising to the Second Floor Landing. Side aspect window.

### **BEDROOM 2**

**12'04 x 11'11 (3.76m x 3.63m)**

Double glazed rear aspect window.

### **BEDROOM 3**

**11'07 x 10'07 (3.53m x 3.23m)**

Double glazed front aspect window

### **BEDROOM 4**

**8'04 x 7'06 (2.54m x 2.29m)**

Double glazed front aspect window.

### **BATHROOM**

Matching modern suite, panel enclosed bath, wash hand basin, low level W.C.

### **SECOND FLOOR LANDING**

Door to Master Bedroom, Velux window.

### **MASTER BEDROOM**

**17'07 x 13'06 (5.36m x 4.11m)**

Doubled glazed rear aspect window with Southerly aspect views, front aspect Velux windows, door to

### **EN-SUITE SHOWER ROOM**

Modern Matching suite, walk in shower, wash hand basin, low level W.C, rear aspect window.

### **OUTSIDE**

#### **FRONT GARDEN**

Enclosed by dwarf brick wall, pathway to front door, gated side access.

### **REAR GARDEN**

Being South facing, wall rear gardens predominantly laid to lawn with patio area.





TOTAL AREA: APPROX. 136.7 SQ. METRES (1471.4 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



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>83</b>
England & Wales	

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	<b>79</b>
England & Wales	