



122 Church Green | | Shoreham-By-Sea | BN43 6JU

WB
WARWICK BAKER
ESTATE AGENT

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£219,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SEMI-DETACHED TWO STOREY TOWN HOUSE. LOCATED WITHIN 1 MILE OF THE HOLMBUSH CENTRE AND SOUTHWICK MAINLINE RAILWAY STATION (LONDON-VICTORIA 80 MINUTES). THE PROPERTY BENEFITS FROM A PRIVATE STREET ENTRANCE, ENTRANCE LOBBY, 14' EAST FACING LOUNGE, 12' KITCHEN, DOUBLE BEDROOM, PART TILED BATHROOM, OFF ROAD ALLOCATED PARKING SPACE AND USE OF 25' COMMUNAL LAWN. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- PRIVATE STREET ENTRANCE
- ENTRANCE LOBBY
- 14' LOUNGE
- 12' KITCHEN
- DOUBLE BEDROOM
- PART TILED BATHROOM
- COMMUNAL 25' EAST FACING REAR LAWN
- OFF ROAD ALLOCATED PARKING SPACE
- IDEAL FOR FIRST TIME BUYERS
- NO UPWARD CHAIN

Private street entrance, part double glazed front door leading to:

ENTRANCE LOBBY

5'11" in length (1.81 in length)

Night storage heater.

Part glazed door off entrance hall to:

LOUNGE

14'0" x 10'1" (4.27 x 3.08)

Into square bay with double glazed windows to the front having an easterly aspect, night storage heater.

Door off lounge to:

KITCHEN

12'7" x 5'1" (3.84 x 1.55)

Comprising stainless steel sink unit with hot and cold taps, inset into worktop, drawers and cupboards under, space for cooker to the side, space and plumbing for washing machine to the side, space for fridge to the side, tray space to the side, tiled splash back, complimented by matching wall units over, double glazed windows to the front having an easterly aspect, vinyl flooring, door giving access to under stairs storage cupboard with space for freezer.

Turning staircase up from entrance lobby with two separate handrails to:

LANDING

Access to loft storage space, door giving access to airing cupboard housing pre-factory lagged hot water cylinder with two fitted immersion heater, slatted shelving over.

Frosted glazed door off landing to:

BEDROOM

12'5" x 9'8" (3.81 x 2.95)

Double glazed windows to the front having an easterly aspect, electric convector heater, built in double doored wardrobe with hanging space, double doored storage cupboard over.

Door off landing to:

BATHROOM

Being part tiled comprising, panel bath with contemporary style mixer tap and twin handgrips, independent wall mounted ' TRITON T80Si ' shower unit with separate shower attachment, folding shower screen, pedestal wash hand basin with contemporary style mixer tap, low level wc, vinyl flooring, frosted double glazed window.

OFF ROAD ALLOCATED PARKING SPACE

COMMUNAL LAWN

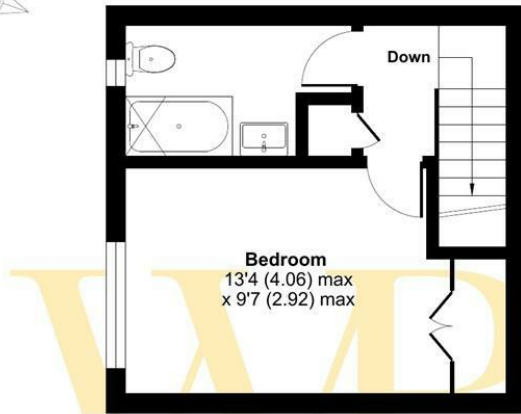
25'8" x 19'0" (7.83 x 5.80)

This property has the use of a communal lawn having an easterly aspect, two patio slab area, rosemary bush, enclosed by minute iron picket fence to two sides and high fence. There is an outside storage cupboard.

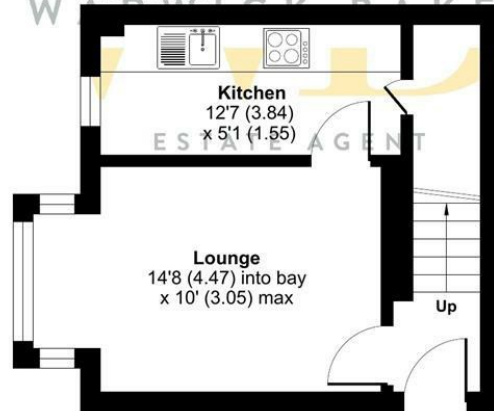


Church Green, Shoreham-by-Sea, BN43

Approximate Area = 512 sq ft / 47.5 sq m
For identification only - Not to scale

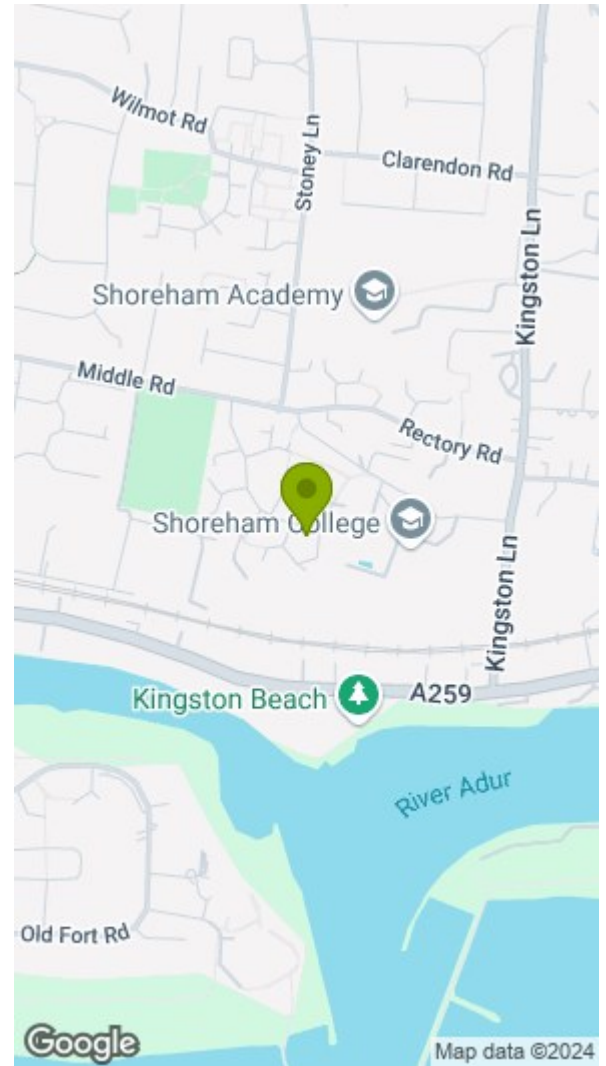


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1153358



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 | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | 90 | Very environmentally friendly - lower CO ₂ emissions (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G Not energy efficient - higher running costs | | 56 | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |