



82 Stoney Lane | | Shoreham-By-Sea | BN43 6LD

WB
WARWICK BAKER
ESTATE AGENT



82 Stoney Lane | | Shoreham-By-Sea | BN43 6LD

£336,500

*** £336,500 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS VERY WELL PRESENTED THROUGHOUT MID-TERRACE FAMILY RESIDENCE. LOCATED CLOSE TO THE SHOREHAM/SOUTHWICK BOUNDARY, THE PROPERTY BENEFITS FROM ENTRANCE HALL, THROUGH LOUNGE DINING ROOM, MODERN KITCHEN, GROUND FLOOR CLOAKROOM, THREE BEDROOMS, FULLY TILED BATHROOM, OFF ROAD PARKING SPACE TO THE FRONT, WEST FACING REAR GARDEN AND GARAGE IN A COMPOUND. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- GROUND FLOOR CLOAK ROOM
- IDEAL FOR FIRST TIME BUYERS

- 3 BEDROOMS
- FULLY TILED BATHROOM
- IDEAL FOR BUY TO LET INVESTORS

- LOUNGE THROUGH DINING ROOM
- OFF ROAD PARKING SPACE + GARAGE IN COMPOUND
- MODERN KITCHEN
- WEST FACING REAR GARDEN

Part frosted double glazed front door leading to:

ENTRANCE HALL

Frosted double glazed window to the front, double panelled radiator, laminate wood flooring.

Door off entrance hall to:

GROUND FLOOR CLOAK ROOM

Comprising low level wc, wall mounted wash hand basin with contemporary style mixer tap, tiled splash back, tiled flooring, spot lighting, concealed gas and electric meters.

Door off entrance hall to:

THROUGH LOUNGE/DINING ROOM

23'8 x 10'10 (7.21m x 3.30m)

Having a dual aspect, double glazed windows to the front having an easterly aspect, twin double glazed patio doors to the rear having a westerly aspect giving access to the rear garden, feature open fireplace, double panelled radiator, laminate wood flooring.

Archway off lounge through dining room to:

KITCHEN

8'3 x 7'11 (2.51m x 2.41m)

Comprising stainless steel sink unit with contemporary style mixer tap, inset into granite effect rolled edge work top, slow closing storage cupboards under, built in 'AEG' dishwasher to the side, tiled splash back, 'VAILLANT' gas fired combination boiler to the side, adjacent matching work top with inset 'AEG' four ring halogen hob, 'HOOVER' double electric oven under, storage cupboards to both sides, tiled splash back, stainless steel canopied extractor hood,

complimented by matching wall units either side of the extractor, further adjacent matching work top, slow closing drawers and cupboards under, tiled splash back, complimented by twin illuminated glass display cabinets, display wine rack to the side, built in integrated fridge/freezer to the side, tiled flooring, double glazed windows to the rear having a westerly aspect, spot lighting.

Stairs up from entrance hall to:

LANDING

Door giving access to storage cupboard with shelving, access to loft storage space.

Door off landing to:

BEDROOM 1

13'2 x 11' (4.01m x 3.35m)

Double glazed windows to the front having an easterly aspect, single panel radiator, dado rail.

Door off landing to:

BEDROOM 2

11' x 9'1 (3.35m x 2.77m)

Double glazed windows to the rear having a westerly aspect, single panel radiator.

Door off landing to:

BEDROOM 3

10'1 x 6'10 (3.07m x 2.08m)

Being 'L' shaped, double glazed windows to the front having an easterly aspect, single panel radiator, built in double doored ward

robe with hanging space, two drawers under.

Door off landing to:

BATHROOM

Being fully tiled, comprising 'P' shaped panel bath with contemporary style mixer tap, independent wall mounted shower unit with separate shower attachment, glass shower screen, low level wc, pedestal wash hand basin with contemporary style mixer tap, heated hand towel rail, frosted double glazed windows to the rear, spot lighting, 'KARNDEAN' flooring.

FRONT GARDEN

19'6 x 18'3 (5.94m x 5.56m)

Laid mainly to rubblestone hardstanding with parking for one car, three enclosed flower bed areas.

REAR GARDEN

24'5" x 17'9" (7.45 x 5.42)

Patio slab area leading to astro turf area, having a westerly/southerly aspect enclosed by fencing to three sides.

Rear gate in garden leading to:

GARAGE

17' x 8' (5.18m x 2.44m)

In compound with up and over door.

*** UNDER THE ESTATE AGENTS ACT 1979 WE DECLARE THIS PROPERTY IS OWNED BY A RELATIVE OF AN EMPLOYEE OF WARWICK BAKER ESTATE AGENTS ***



