



9 Ravens Road | | Shoreham-By-Sea | BN43 5AJ

WB
WARWICK BAKER
ESTATE AGENT



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£749,950

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WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS STUNNING AND WELL-MAINTAINED THREE STOREY MID-TERRACE HOUSE, LOCATED IN THE VIBRANT HEART OF THE TOWN CENTRE. JUST 100 METRES FROM SHOREHAM MAINLINE RAILWAY STATION, ENJOY QUICK ACCESS TO LONDON VICTORIA IN ONLY 80 MINUTES. THIS IMPRESSIVE PROPERTY BOASTS AN INVITING ENTRANCE PORCH, SPACIOUS ENTRANCE HALL, AND FOUR GENEROUS BEDROOMS, INCLUDING A 15' LOUNGE PERFECT FOR RELAXATION. THE 18' MODERN KITCHEN/DINING ROOM IS IDEAL FOR ENTERTAINING. ALONG WITH A GROUND FLOOR CLOAKROOM FOR ADDED CONVENIENCE. THE FULLY TILED MODERN FAMILY BATHROOM AND AN EN-SUITE SHOWER IN THE MAIN BEDROOM ADD A TOUCH OF LUXURY. BENEFITING FROM OFF-ROAD PARKING, A 20' WEST FACING REAR GARDEN, AND AN 18' DETACHED GARAGE, THIS HOME HAS IT ALL. INTERNAL VIEWING IS A MUST, RECOMMENDED BY THE VENDORS SOLE AGENT. ACT NOW—NO UPWARD CHAIN!

- ENTRANCE PORCH
- GROUND FLOOR CLOAKROOM
- 20' WEST FACING REAR GARDEN + 18' DETACHED GARAGE
- FOUR BEDROOMS
- MODERN FAMILY BATHROOM
- NO UPWARD CHAIN
- 15' LOUNGE
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- 18' MODERN KITCHEN/DINING ROOM
- 19' FRONT OFF ROAD PARKING

Part frosted double glazed front door leading to:

ENTRANCE PORCH

5'7" x 5'4" (1.70m x 1.63m)

Double glazed windows with leaded double glazed windows over to the front and both sides, engineered oak veneered flooring.

Frosted double glazed French door off entrance porch to:

ENTRANCE HALL

15'5" x 5'8" (4.70m x 1.73m)

Being 'L' shaped, single panel radiator, door giving access to under stairs storage cupboard, engineered oak veneered flooring.

Door off entrance hall to:

LOUNGE

15'3" x 12'4" (4.65 x 3.78)

Into bay with double glazed windows with leaded double glazed windows over to the front having an easterly aspect, feature gas flame effect fireplace, double panelled radiator, engineered oak veneered flooring, picture rail.

Door off entrance hall to:

KITCHEN/DINING ROOM

18'6" x 16'0" (5.65 x 4.89)

Comprising granite effect worktop with inset UPVC sink unit with mixer tap, slow closing storage cupboards under, free standing 'BOSCH' dishwasher to the side, tiled splash back, complemented by matching wall units over, adjacent matching work top with range of drawers and cupboards under, free standing 'BOSCH' washing machine to the side, cupboard over housing 'WORCESTER' gas fired combination boiler, 'AGA' oven with six gas hobs, four electric ovens under, matching worktop to either side with range of drawers and cupboards under, tiled splash back, complemented by matching wall units over, built in extractor with down lights, further adjacent matching worktop with cupboard under, tiled splash ack, complemented by matching wall unit over, free standing 'BOSCH' fridge/freezer to the side, 'KARNDEAN' style flooring, double glazed windows to the rear having an easterly aspect, double panelled radiator, LED downlighting.

Door off entrance hall to:

CLOAKROOM

Comprising low level wc, wall mounted wash hand basin with mixer tap, tiled splash back, 'KARNDEAN' style flooring.

Stairs with bannister and spindles up from entrance hall to:

FIRST FLOOR LANDING

Door off landing to:

BEDROOM 2

15'4" x 33'0" (4.69 x 10.07)

Double glazed windows with leaded double glazed windows over to the front having an easterly aspect, double panelled radiator, picture rail, built in double doored wardrobe with hanging rail, double doored storage cupboard over.

Door off first floor landing to:

BEDROOM 3

12'6" x 10'4" (3.82 x 3.15)

Double glazed windows to the rear having a westerly aspect, single panel radiator, picture rail, built in double doored wardrobe with hanging rail, double doored storage cupboard over, drawer under.

Door off first floor landing to:

BEDROOM 4

11'1" x 7'7" (3.38 x 2.32)

Leaded double glazed windows to the front having an easterly aspect, single panel radiator.

Part frosted glazed door off first floor landing to:

FAMILY BATHROOM

9'6" x 7'6" (2.90m x 2.29m)

Being fully tiled, comprising corner panel bath with mixer tap, low level wc, contemporary style vanity unit with wash hand basin with mixer tap, two drawers under, heated hand towel rail, frosted double glazed window, 'KARNDEAN' style flooring, part sloping ceiling with 'VELUX' window to the rear having a westerly aspect, LED downlighting, step in fully tiled shower cubicle with built in shower with rainfall style shower head, separate shower attachment, glass shower door.

Turning staircase with bannister and spindles up from first floor landing to:

SECOND FLOOR LANDING

Door off second floor landing to:

BEDROOM 1

21'0" x 17'4" (6.42 x 5.30)

Having a dual aspect, double glazed window to the rear having a westerly aspect with glimpses of The South Downs, part sloping ceiling with two 'VELUX' windows to the front having an easterly aspect, double panelled radiator, door giving access to eaves storage space.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM

Comprising low level wc, pedestal wash hand basin with mixer tap, tiled splash back, heated hand towel rail, frosted double glazed window, extractor fan, 'KARNDEAN' style flooring, step in fully tiled shower cubicle with built in shower with separate shower attachment, twin sliding shower doors.

FRONT

19' x 16'9" (5.79m x 5.11m)

Having an easterly aspect, laid to shingle with ample off road parking, raised flower bed, enclosed by low walling.

Twin double glazed French doors off kitchen/dining room to:

REAR GARDEN

20'10" x 14' (6.35m x 4.27m)

Having a westerly aspect, 'MILLBOARD' composite decking, step down to lawned area with two flower bed borders, enclosed by fencing two both sides.

Part double glazed door off rear garden to:

DETACHED GARAGE

18'10" x 9'7" (5.74m x 2.92m)

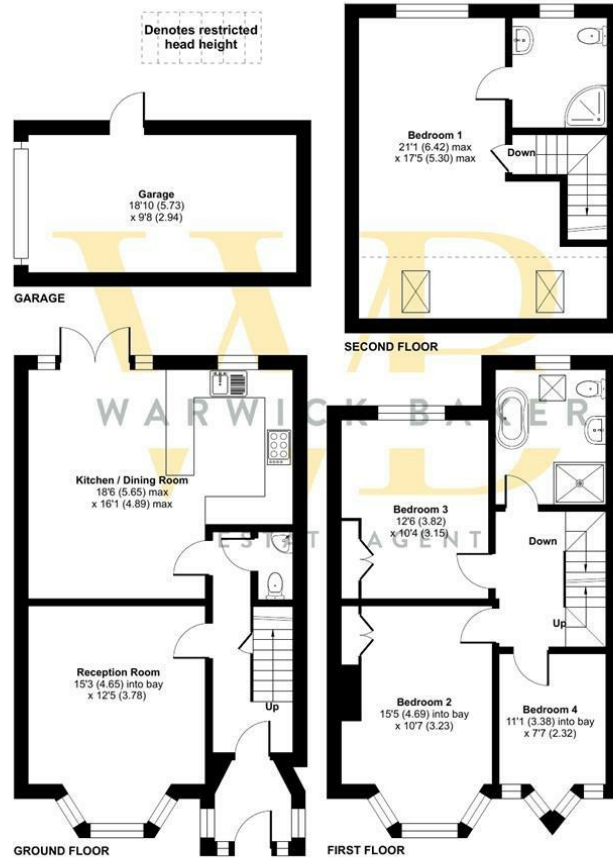
With up and over door, power and lighting, loft storage space.



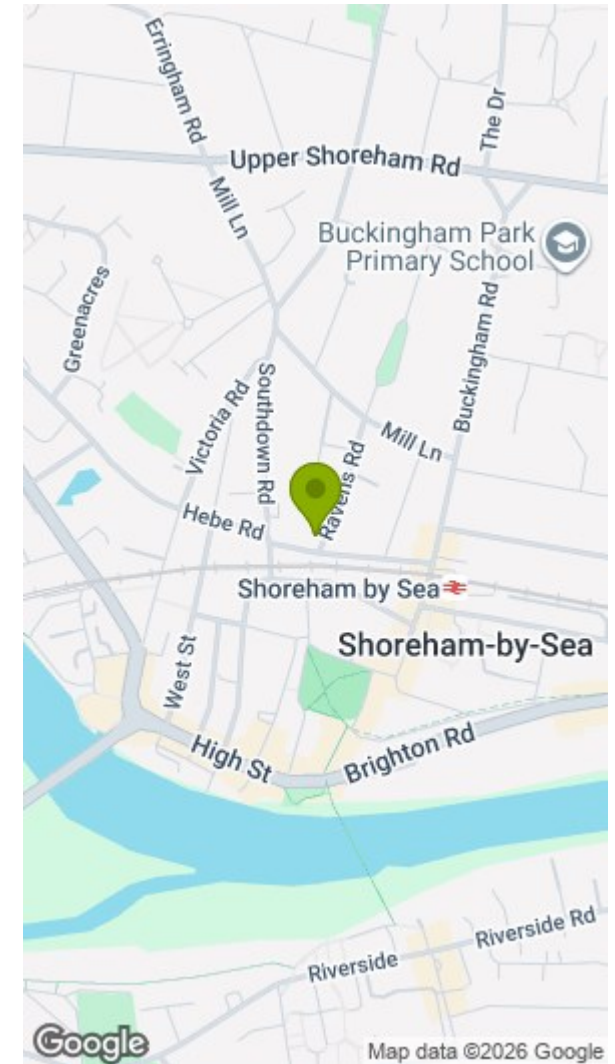
Ravens Road, Shoreham-by-Sea, BN43

Approximate Area = 1384 sq ft / 128.5 sq m
 Limited Use Area(s) = 75 sq ft / 6.9 sq m
 Garage = 181 sq ft / 16.8 sq m
 Total = 1640 sq ft / 152.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Warwick Baker Estate Agent Ltd. REF: 1465551 ©richcom 2026.



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	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(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			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	81	England & Wales
		74	EU Directive 2002/91/EC