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

WARWICK BAKER
ESTATE AGENT

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£336,500

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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 rom 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 rumblestone 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 enclose by fencing to three sides.

Rear gate in garden leading to:

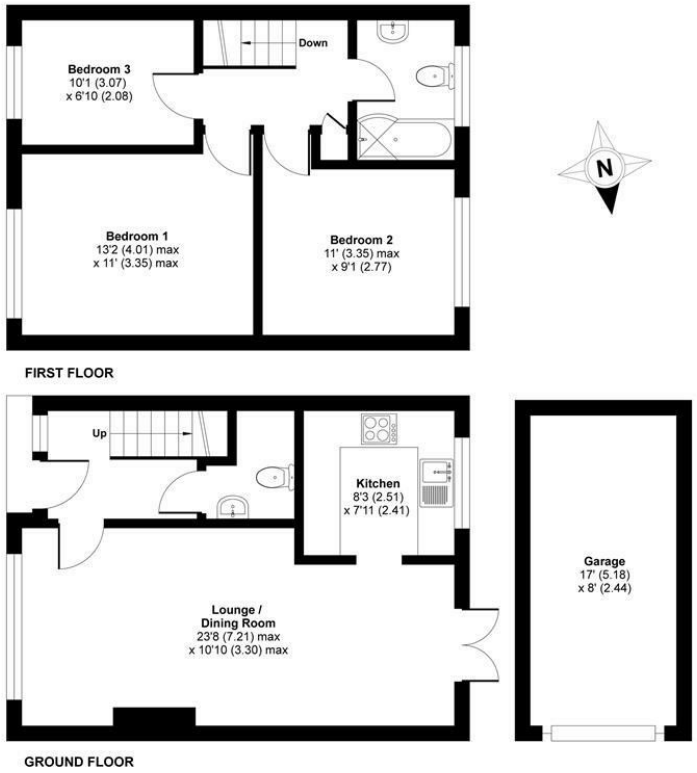
GARAGE
17' x 8' (5.18m x 2.44m)
In compound with up and over door.

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

Stoney Lane, Shoreham-by-Sea, BN43

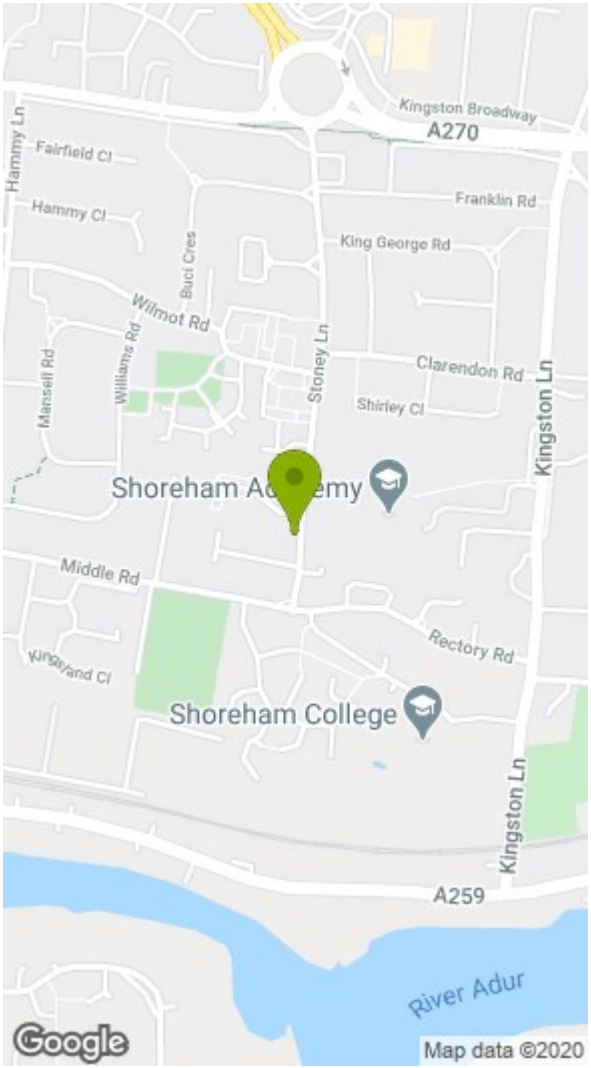
Approximate Area = 943 sq ft / 87.6 sq m (includes garage)

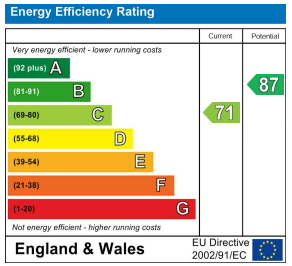
For identification only - Not to scale

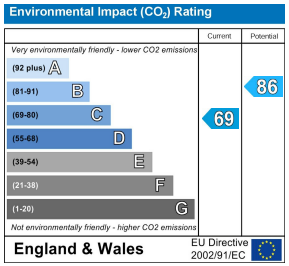


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Warwick Baker Estate Agent Ltd. REF: 641633







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

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