3 Hawkins Road | | Shoreham-By-Sea | BN43 6TJ

WARWICK BAKER
ESTATE AGENT

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## Offers In Excess Of £499,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS DETACHED BUNGALOW.

OFFERED WITH NO CHAIN, THE PROPERTY HAS 2 DOUBLE BEDROOMS, LIVING ROOM, KITCHEN, CONSERVATORY, SOUTHERLY ASPECT GARDENS, GARAGE AND A DRIVEWAY PROVIDING OFF ROAD PARKING.

CALL NOW TO VIEW - 01273 461144

- DETACHED BUNGALOW
- CONSERVATORY
- CALL NOW TO VIEW
- TWO DOUBLE BEDS
- VACANT - NO CHAIN
- 01273 461144
- SOUTHERLY ASPECT GARDENS
- 19FT SOUTH FACING CONSERVATORY
- GARAGE & DRIVEWAY
- QUIET LOCATION

## EMTRANCE HALL
Door to front, doors giving access to both Bedrooms, Living Room, Kitchen, Shower Room & W.C.

## LIVING ROOM
**14' 0" x 11' 2" (4.27m 0.00m x 3.35m 0.61m )**
Feature fire place with gas flame effect fire, sliding patio doors to the Conservatory.

## KITCHEN
**10' 5" x 9' 2" (3.05m 1.52m x 2.74m 0.61m)**
Modern Range of wall and base units, inset sink unit, inset 4 ring gas hob, oven under, extractor over, space for appliances, side and rear aspect windows, door to

## CONSERVATORY
**19' 0" x 9' 0" (5.79m 0.00m x 2.74m 0.00m )**
Rear and side aspect windows with views over the rear gardens, patio doors.

## BEDROOM 1
**12' 9" x 9' 8" (3.66m 2.74m x 2.74m 2.44m)**
Front aspect bay window.

## BEDROOM 2
**10' 6" x 10' 4" (3.05m 1.83m x 3.05m 1.22m)**
Front aspect bay window.

## SHOWER ROOM
Refitted modern suite, walk in shower cubicle, pedestal wash hand basin, side aspect obscure glass window.

## W.C
W.C, side aspect obscure glass window.

## OUTSIDE

## FRONT GARDENS
Block paved providing off road parking.

## REAR GARDENS
Laid to lawn with mature tree and shrub borders.

## GARAGE
Brick built garage with power and light.

## Hawkins Road, Shoreham-by-Sea, BN43

Approximate Area = 877 sq ft / 81.4 sq m
Garage = 108 sq ft / 10.0 sq m
Total = 985 sq ft / 91.5 sq m
For identification only - Not to scale

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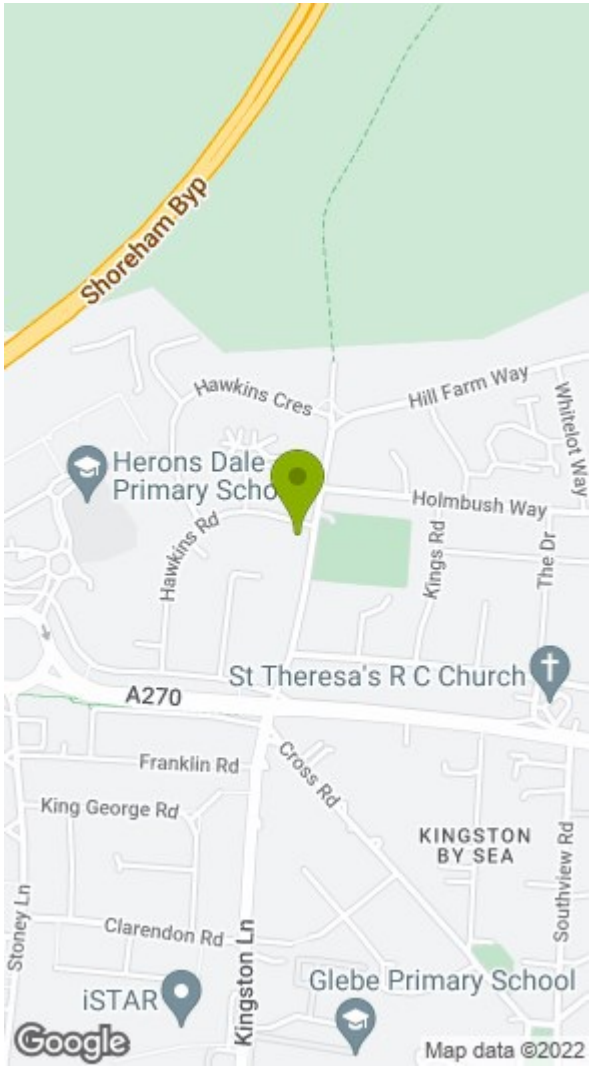
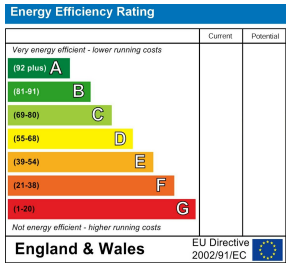
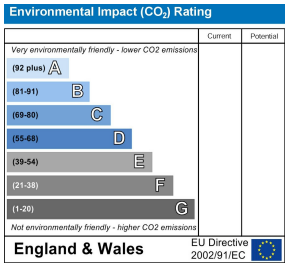
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 799014




**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