



134 Greenacres | | Shoreham-By-Sea | BN43 5XL



ESTATE AGENT



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£420,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS MOCK REGENCY STYLE MID-TERRACE HOUSE, LOCATED IN THIS EVER-POPULAR DEVELOPMENT CLOSE TO THE TOWN CENTRE AND MAINLINE RAILWAY STATION ( LONDON VICTORIA 80 MINUTES ). THE PROPERTY BENEFITS FROM 3 BEDROOMS, 15' SOUTH FACING LOUNGE, DINING ROOM, KITCHEN, CONSERVATORY, FULLY TILED BATHROOM, SEPARATE CLOAKROOM 16' FRONT LAWN, 40' REAR GARDEN AND 17' GARAGE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- KITCHEN
- 40' REAR GARDEN
- THREE BEDROOMS
- CONSERVATORY
- GARAGE IN COMPOUND
- 15' SOUTH FACING LOUNGE
- FULLY TILED BATHROOM
- DINING AREA
- SEPARATE CLOAK ROOM

Part frosted double glazed front door leading to:

### ENTRANCE HALL

7'0" in length (2.14 in length)

Radiator and cover.

Georgian style glazed door off entrance hall to:

### LOUNGE

15'11" x 13'4" (4.86 x 4.07)

Into bay with double glazed windows to the front having a favoured southerly aspect, feature gas effect fireplace, shelving to the side, recess to the side, exposed wood flooring.

Opening off lounge to:

### DINING ROOM

12'1" x 9'4" (3.70 x 2.85)

Twin double glazed French doors to the rear, radiator and cover, door giving access to under stairs storage cupboard housing gas and electric meters, exposed wood flooring.

Folding door off dining room to:

### KITCHEN

10'7" x 8'1" (3.24 x 2.48)

Being fully tiled, comprising 1 1/4 bowl sink unit inset into worktop, storage cupboards under, matching adjacent worktop, with space and plumbing for washing machine under, space for fridge, space for cooker, complimented by matching wall units over, 'VAILLANT' gas fired boiler to the side, further adjacent matching 'L' shaped worktop, range of drawers and cupboards under, complimented by matching wall units over, space for tall fridge/freezer to the side, vinyl flooring, spotlighting.

Part double glazed door off kitchen to:

### CONSERVATORY

13'9" x 8'8" (4.21 x 2.66)

Having a dual aspect, twin double glazed French doors and windows to the side having a westerly aspect, double glazed windows to the rear, vaulted UPVC double glazed roof.

Stairs with handrail up from entrance hall to:

### LANDING

Access to loft storage space.

Door off landing to:

### SEPARATE CLOAKROOM

Being fully tiled, comprising low level we, frosted double glazed windows.

### BEDROOM 1

14'1" x 11'6" (4.30 x 3.52)

Into bay with double glazed windows to the front having a favoured southerly aspect, built in double doored wardrobe with hanging and shelving space, double doored storage cupboard over, double panelled radiator.

Door off landing to:

### BEDROOM 2

11'5" x 9'10" (3.49 x 3.01)

Double glazed windows to the rear, single panel radiator, built in double doored wardrobe with hanging and shelving space, double doored storage cupboard over, door giving access to airing cupboard housing pre-factory lagged hot water cylinder with fitted immersion heater, slatted shelving over, storage cupboard over.

Door off landing to:

### BEDROOM 3

9'5" x 6'2" (2.89 x 1.89)

Double glazed windows to the front having a favoured southerly aspect, door giving access to wardrobe with hanging and shelving space.

Door off landing to:

### BATHROOM

Being fully tiled, comprising bath with twin hand grips, mixer tap with separate shower attachment, shower rail and curtain, pedestal wash hand basin with contemporary style mixer tap, single panel radiator, 'DIMPLEX' wall mounted electric heater, frosted double glazed windows.

Door off landing to:

### FRONT GARDEN

16'4" x 16'4" (5.00 x 5.00)

Having a favoured southerly aspect, laid to patio slabs with a variety of flowers and shrubs.

### REAR GARDEN

40'9" x 18'7" (12.44 x 5.67)

Being 'L' shaped, lower patio slab area, step up to lawned area two flower and shrub areas, two timber built storage sheds, all enclosed by fencing to three sides, side gate affording access to alleyway.

### GARAGE IN COMPOUND

17'6" x 8'3" (5.34 x 2.52)

With up and over door.



**Greenacres, BN43**  
 Approximate Gross Internal Area = 101 sq m / 1090 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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- \* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	87	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	69	(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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC