



23 Old Shoreham Road | | Shoreham By Sea | BN43 5TA





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Offers In Excess Of £399,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS SEMI-DETACHED HOUSE, LOCATED IN THE HEART OF THE TOWN CENTRE. THE MAINLINE RAILWAY STATION (LONDON VICTORIA 80 MINUTES) IS WITHIN 1 MILE. THE PROPERTY BENEFITS FROM 3 BEDROOMS, LOUNGE, DINING ROOM, KITCHEN, FAMILY BATHROOM, 18' FRONT GARDEN, 25' REAR GARDEN, GARAGE AND OFF ROAD PARKING FOR THREE VEHICLES. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT. VENDOR SUITED.

- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- FAMILY BATHROOM
- FRONT GARDEN
- WEST FACING REAR GARDEN
- GARAGE
- OFF ROAD PARKING FOR THREE VEHICLES
- VENDOR SUITED

Frosted Double Glazed Front Door Leading To:

ENTRANCE HALL

9'6" x 0'0" (2.90 x 0.00)

in length. Storage cupboard housing electric meter. Further frosted double glazed window. Dado rail. Door to:

LOUNGE

13'6" x 12'0" (4.11 x 3.66)

with double glazed windows to the front. Feature fireplace with gas fire and exposed brick surround and stone hearth with wooden mantle. Night storage heater. Square archway off to:

KITCHEN/DINING AREA

DINING AREA

13'0" x 9'0" (3.96 x 2.74)

Sliding double glazed patio doors to the rear having a favoured westerly aspect. Feature open fireplace with exposed brick surround and wood mantle and brick hearth. Built in storage cupboard. Further built in understairs storage cupboard. Linoleum flooring.

KITCHEN AREA

9'0" x 8'3" (2.74 x 2.51)

Stainless steel sink unit with mixer tap inset into roll

edge worktop with cupboard under. Space and plumbing for washing machine to the side. Space for fridge to the side. Space for freezer to the side. Tiled splashback complimented by matching wall unit over with display shelving. Adjacent roll edge worktop with inset Hygena gas four ring hob. Storage cupboards under. Tiled splashback complimented by matching wall units over. Further adjacent roll edge worktop with storage cupboards under. Tiled splashback complimented by matching wall units over. Display shelving to the side. Built in electric oven to the side with storage cupboards over and under. Vinyl flooring. Double glazed window to the rear having a westerly aspect.

STAIRS TO LANDING

Access to loft storage space. Built in storage cupboard with shelving. Dado rail.

BEDROOM 1

13'6" x 10'6" (4.11 x 3.20)

into square bay with double glazed windows to the front.

BEDROOM 2

11'3" x 11'0" (3.43 x 3.35)

Double glazed window to the rear having a favoured westerly aspect. Built in double door airing cupboard with slatted shelving. Fully tiled shower cubicle with independent wall mounted shower unit and separate shower attachment. Sliding upvc shower doors.

BEDROOM 3

7'9" x 7'3" (2.36 x 2.21)

Double glazed window to the front.

BATHROOM

Part tiled to dado height comprising panelled corner bath, low level wc. Wall mounted wash hand basin. Heated hand towel rail. Frosted double glazed window. Vinyl flooring.

FRONT GARDEN

18'0" x 8'0" (5.49 x 2.44)

Borders with flowers and shrubs. Off street parking for 3 cars.

GARAGE

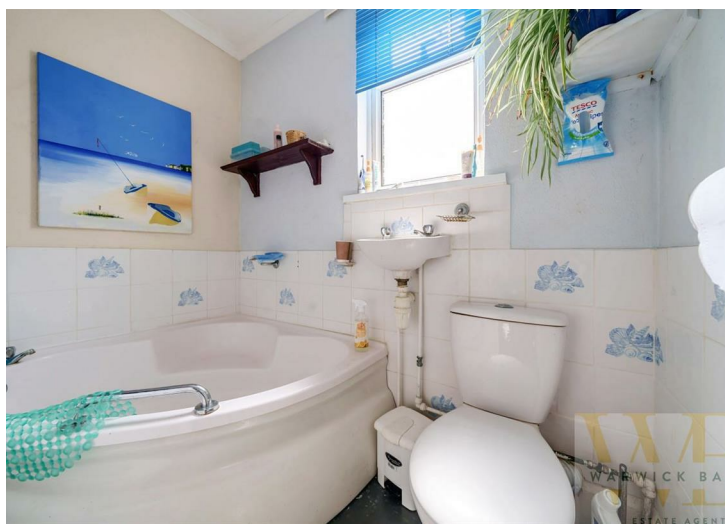
16'0" x 8'0" (4.88 x 2.44)

up and over door. Windows to the side and rear. Work bench

REAR GARDEN

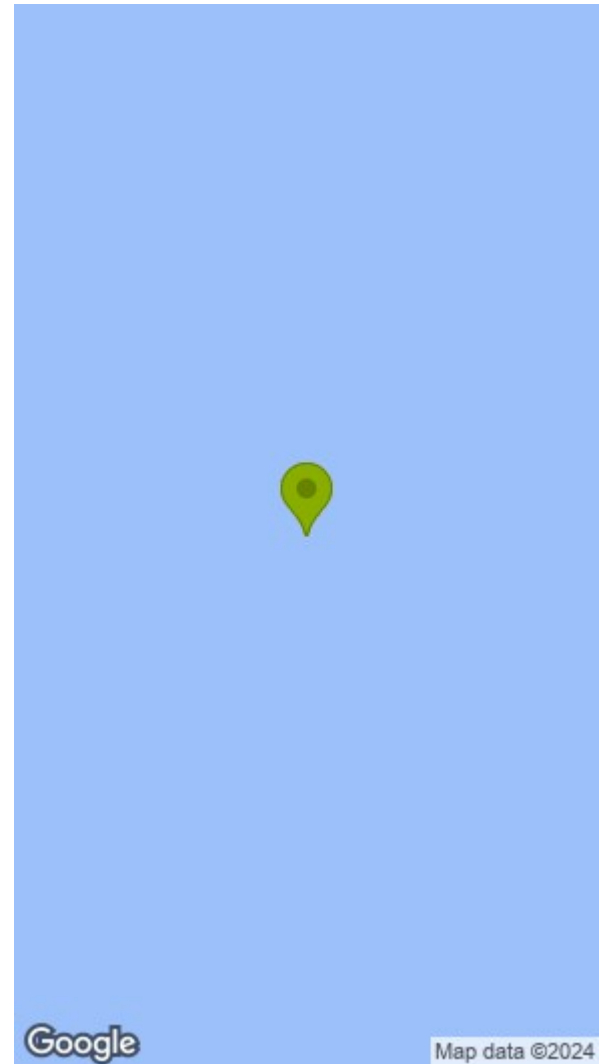
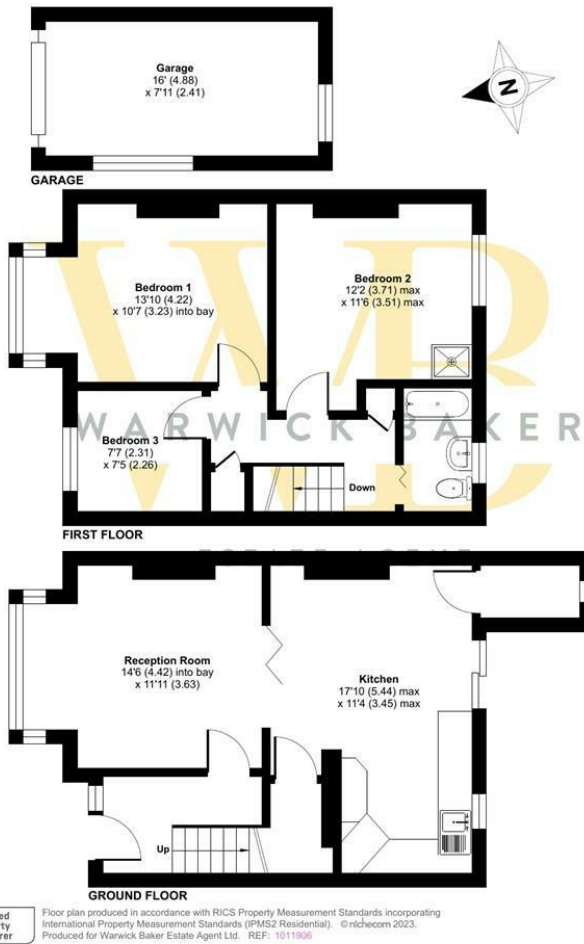
25'0" x 20'0" (7.62 x 6.10)

Access gained via kitchen/dining area being of irregular shape. Laid to patio with raised flower and shrub border. Four water features. Grape vine. Brick built barbecue. Further recessed patio area. Enclosed by high walls and fencing. Outside lighting.



Old Shoreham Road, Shoreham-by-Sea, BN43

Approximate Area = 890 sq ft / 82.6 sq m
 Garage = 80 sq ft / 7.4 sq m
 Total = 970 sq ft / 90 sq m
 For identification only - Not to scale



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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 21, Potential 85