12 Riverside Road | | Shoreham-By-Sea | BN43 5RB

WARWICK BAKER
ESTATE AGENT

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£479,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS NEWLY REFURBISHED THROUGHOUT MID-TERRACE HOUSE. LOCATED WITHIN 100 METRES OF THE FOOTBRIDGE AND SHOREHAM BEACH FORESHORE. THE PROPERTY BENEFITS FROM ENTRANCE HALL, THREE BEDROOMS, 26' DUAL ASPECT LOUNGE THROUGH DINING ROOM, MODERN KITCHEN/BREAKFAST ROOM, GROUND FLOOR CLOAKROOM, FULLY TILED SHOWER ROOM, 17' OFF ROAD PARKING SPACE, 35' SOUTH FACING REAR PATIO GARDEN AND GARAGE IN COMPOUND. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- THREE BEDROOMS
- 26' DUAL ASPECT THROUGH LOUNGE DINING ROOM
- MODERN KITCHEN/BREAKFAST ROOM
- GROUND FLOOR CLOAK ROOM
- FULLY TILED SHOWER ROOM
- 17' OFF ROAD PARKING SPACE
- 35' SOUTH FACING REAR PATIO GARDEN
- GARAGE IN COMPOUND
- NO UPWARD CHAIN

Part frosted double glazed front door leading to:

ENTRANCE HALL
9'6" in length (2.90 in length)
Frosted double glazed window to the side, double panelled radiator, hard wood flooring.

Oak door off entrance hall to:

CLOAKROOM
Comprising floating low level wc, marble effect panelled walls, corner ceramic sink unit with contemporary style mixer tap, storage cupboard under, frosted double glazed window, hard wood flooring.

Oak door off entrance hall to:

DUAL ASPECT THROUGH LOUNGE/DINER

LOUNGE
13'11" x 13'4" (4.26 x 4.07)
Being ' L ' shaped, double glazed windows to the front, double panelled radiator, hard wood flooring, LED downlighting.

Opening off lounge to:

DINING ROOM
13'1" x 8'11" (3.99 x 2.73)
Double glazed window and sliding double glazed patio door to the rear having a favoured southerly aspect, hard wood flooring, LED downlighting.

Oak door off dining room to:

KITCHEN/BREAKFAST ROOM
12'2" x 7'4" (3.73 x 2.26)
Comprising UPVC sink unit with contemporary style mixer tap inset into wood effect work top, slow closing cupboards under housing ' BWT ' water softner, tiled splash back, adjacent matching wood effect worktop with inset ' ELECTROLUX ' stainless steel gas four ring hob, range of slow closing drawers and cupboards under, built in corner carousel unit, tiled splash back, complimented by matching wall units over, built in integrated ' LAMONA ' extractor hood, storage cupboard housing ' IDEAL ' gas fired combination boiler, built in ' ELECTROLUX ' electric oven to the side, with storage cupboard over, two drawers under, adjacent matching wood effect worktop, storage cupboard under, built in ' CANDY 'washing machine to the side, built in carousel unit to the side, tiled splash back, further adjacent matching wood effect work top with space for dishwasher under, tiled splash back, complimented by matching wall unit over, built in fridge/freezer to the side, double panelled radiator, double glazed windows to the rear having a favoured southerly aspect, hard wood flooring, door giving access to under stairs storage cupboard housing gas and electric meters, electric trip switches, shelving over.

Turning staircase up from entrance hall to:

LANDING
Access to loft storage space with pull down ladder.

Oak door off landing to:

BEDROOM 1
13'7" x 10'1" (4.16 x 3.09)
Being ' L ' shaped, double glazed windows to the front with glimpses of The River Adur and The South Downs, double panelled radiator.

Oak door off landing to:

BEDROOM 2
12'2" x 11'2" (3.71 x 3.41)
Double glazed windows to the rear having a favoured southerly aspect, double panelled radiator.

Oak door off landing to:

BEDROOM 3
7'9" x 7'5" (2.38 x 2.27)
Double glazed windows to the front with glimpses of The River Adur and The South Downs, double panelled radiator, built in raised bed area.

Oak door off landing to:

SHOWER ROOM
Being fully tiled, comprising vanity unit with ceramic sink unit with contemporary style mixer tap, built in double doored storage cupboard under, single doored storage cupboard to the side, low level wc, single hand grip, heated hand towel rail, illuminated mirror, frosted double glazed windows, LED downlighting, extractor fan, step in fully tiled shower cubicle with built in shower with rainfall style shower head, separate shower attachment, hand grip, glass shower screen.

FRONT AREA
17'1" x 17'1" (5.23 x 5.23)
Laid to patio slabs with hard standing with off road parking for one vehicle.

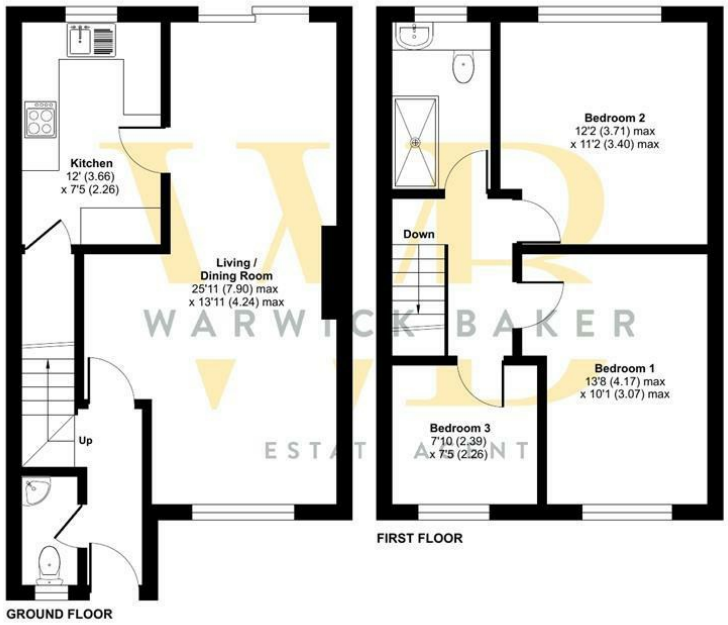
REAR GARDEN
35'3" x 17'3" (10.76 x 5.28)
Laid to patio slabs having a favoured southerly aspect, outdoor pergola with glass roof, enclosed by fencing to three sides, two rear gates.

GARAGE IN COMPOUND
With up and over door.

Riverside Road, Shoreham-by-Sea, BN43

Approximate Area = 912 sq ft / 84.7 sq m

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 2024.
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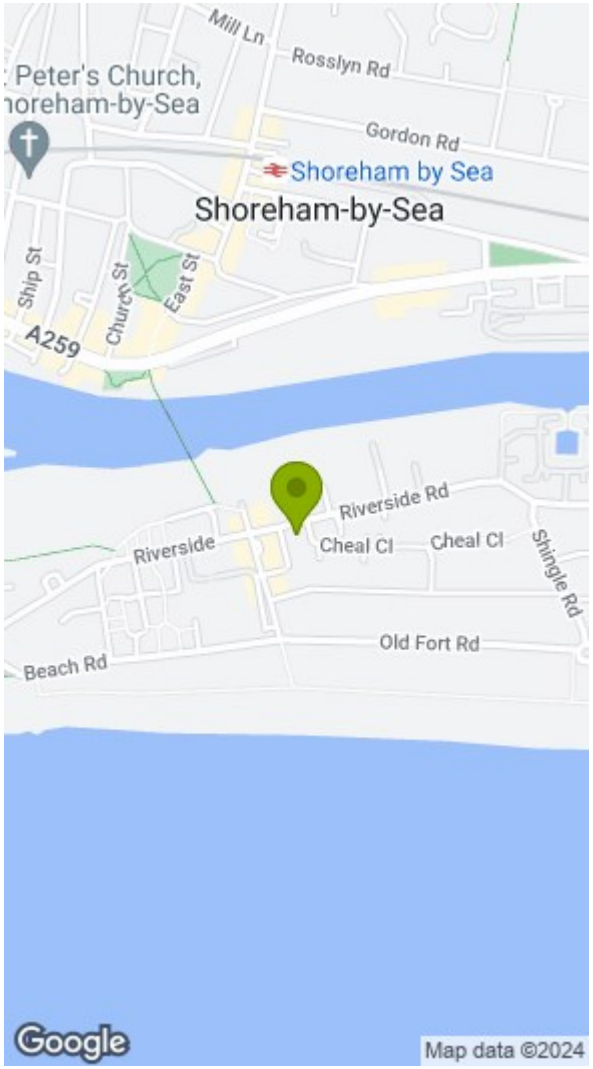

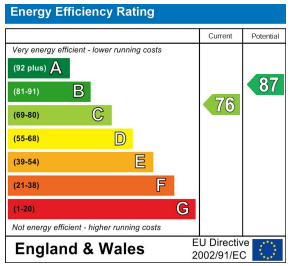

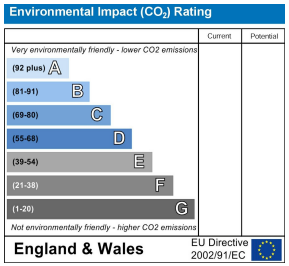

Disclaimer

* 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