4 Ravens Road | | Shoreham-By-Sea | BN43 5AJ

WARWICK BAKER
ESTATE AGENT

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£850,000

*** OFFERS IN EXCESS OF £850,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS STUNNING RECENTLY RENOVATED SEMI-DETACHED HOUSE. LOCATED IN THE HEART OF THE TOWN CENTRE, WITHIN 200 METRES OF THE MAINLINE RAILWAY STAION (LONDON - VICTORIA 80 MINUTES). THE PROPERTY BENEFITS FROM ENTRANCE HALL, THREE DOUBLE BEDROOMS, 18' WEST FACING LOUNGE, 15' DINING ROOM, NEWLY INSTALLED KITCHEN, GROUND FLOOR CLOAK ROOM, FAMILY BATHROOM, WET ROOM, FRONT GARDEN, PRIVATE DRIVE, GARAGE, COURTYARD AND 107' LAWNED REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- CLOSE TO TOWN CENTRE
- 15' DINING ROOM
- 107' LAWNED REAR GARDEN
- THREE DOUBLE BEDROOMS
- UTILTY ROOM + SEPARATE GROUND FLOOR CLOAKROOM
- PRIVATE DRIVE + GARAGE
- 18' WEST FACING LOUNGE
- MODERN BATHROOM + SEPARATE SHOWER ROOM
- MODERN OPEN PLAN KITCHEN
- 38' FRONT GARDEN

Part frosted double glazed front door leading to:

ENTRANCE HALL
15'7" x 10'10" (4.75m x 3.30m)
Being ' L ' shaped, double panel radiator, expose wood flooring, door giving access to under stairs storage cupboard, door off entrance hall to utility cupboard with space and plumbing for washing machine and tumble dryer, shelving over, frosted double glazed window to the side, vinyl flooring, part frosted double glazed door to courtyard.

Original wood panelled door off entrance hall to:

GROUND FLOOR CLOAKROOM
Comprising low level wc, vanity unit with inset enamelled sink unit with contemporary style mixer tap, tiled splash back, frosted double glazed window to the side, tiled flooring, spot lighting.

Original wood panelled door off entrance hall to:

LIVING ROOM
18'0" x 11'5" (5.49m x 3.48m)
Into square bay with double glazed windows and plantation style shuttering to the front having a westerly aspect, feature wood burner, wood mantle over, tiled hearth, two sets of three built in storage cupboards illuminated shelving over, double panelled radiator, exposed wood flooring, spot lighting.

Original wood panelled door off entrance hall to:

DINING ROOM
15'8" x 11'5" (4.78m x 3.48m)
Comprising double glazed concertina bi-fold doors to the rear having an easterly aspect, feature recessed contemporary style gas fire place, built in desk area with three drawers, illuminated glass display cabinet, shelving to the side, contemporary floor to ceiling double panelled radiator, tiled flooring with under floor heating, picture rail, spot lighting.

Opening off dining room to:

KITCHEN
11'6" x 9'4" (3.51m x 2.84m)
Comprising 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap, granite work, slow closing drawers under, integrated ' NEFF ' dishwasher to the side, matching granite back splash, complimented by matching wall unit over with under counter lighting, matching adjacent granite work top with inset ' NEFF ' four ring induction hob, ' NEFF ' gas wok burner to the side, range of slow closing drawers under, two built in carousel storage cupboards to the side, bin in pull out bin cupboard, further adjacent matching work top, range of slow closing drawers under, built in wine cooler to the side, display wine rack to the side, space for American style fridge/freezer to the side, storage cupboards over, storage cupboards to both sides, pull out display shelf unit, built in ' NEFF ' double electric oven to the side, built in microwave over, warming drawer below, storage cupboard over, storage cupboard with shelving to the side with concertina front, double glazed windows to the rear having an easterly aspect, double glazed windows to the side, tiled flooring with under floor heating, spot lighting.

Stairs with bannister and spindles up from entrance hall to:

LANDING
18'7" in length (5.66m in length)
Double glazed windows to the front having a westerly aspect, access to loft storage space.

Original wood panelled door off landing to:

BEDROOM 1
14'11" x 11'4" (4.55m x 3.45m)
Double glazed windows to the rear having an easterly aspect, double panelled radiator, two built in double doored ward robes with hanging and shelving space.

Original wood panelled door off landing to:

BEDROOM 2
15'5" x 11'3" (4.70m x 3.43m)
Double glazed windows to the front having a westerly aspect, double panelled radiator.

Original wood panelled door off landing to:

BEDROOM 3
11'6" x 10'9" (3.51m x 3.28m)
Double glazed windows to the rear having an easterly aspect, double panelled radiator.

Original wood panelled door off landing to:

BATHROOM
Being part tiled, comprising tiled bath with twin hand grips, contemporary style mixer tap, built in shower with separate shower attachment, folding shower screen, vanity unit with inset enamelled sink unit with contemporary style mixer tap, low level wc, heated hand towel rail, frosted double glazed windows, tiled flooring with under floor heating, spot lighting.

Original wood panelled door off landing to:

WET ROOM
Comprising shower area with built in rainfall style shower head with separate shower attachment, low level wc, vanity unit with inset wash hand basin with contemporary style mixer tap, frosted double glazed windows, tiled flooring with under floor heating, spot lighting extractor fan.

OUTSIDE

FRONT GARDENS
118'1"" x 124'8"" (35.99m' x 38.00m')
Being laid to lawn with flower and shrub borders, private driveway with off road parking for three cars leading to:

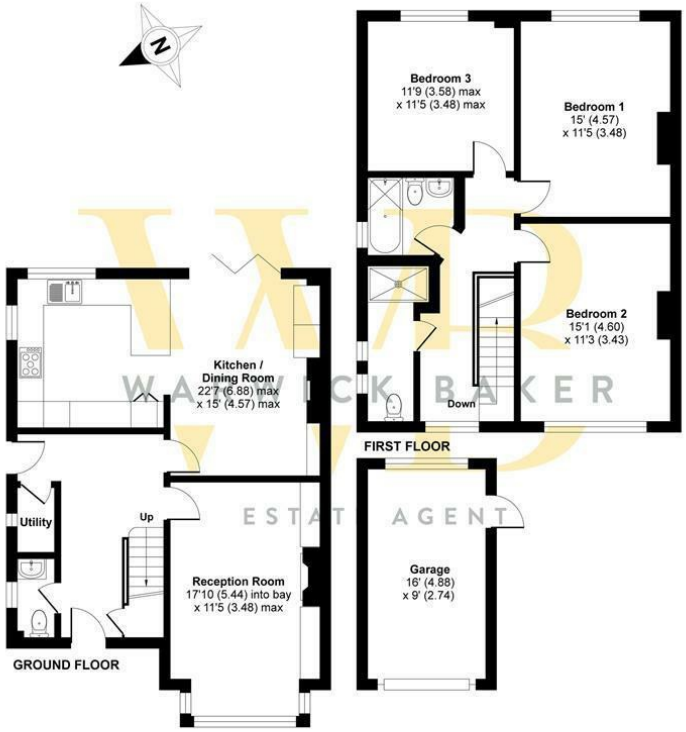
GARAGE
52'5"" x 26'2""9'10"" (15.98m' x 7.98m'3.00m")
With up and over door, power and lighting, window to the rear, door giving access to rear courtyard 15' x 13' laid to patio slabs leading to:

REAR GARDEN
351'0"" x 118'1"" (106.98m' x 35.99m')
Having an easterly/southerly aspect, with patio slab area, laid mainly to lawn with various flower, tree and shrubs, patio slab pathway, two timber built sheds, glass greenhouse.

Ravens Road, Shoreham-by-Sea, BN43

Approximate Area = 1538 sq ft / 142.8 sq m (includes garage)

For identification only - Not to scale



WARWICK BAKER ESTATE AGENT

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
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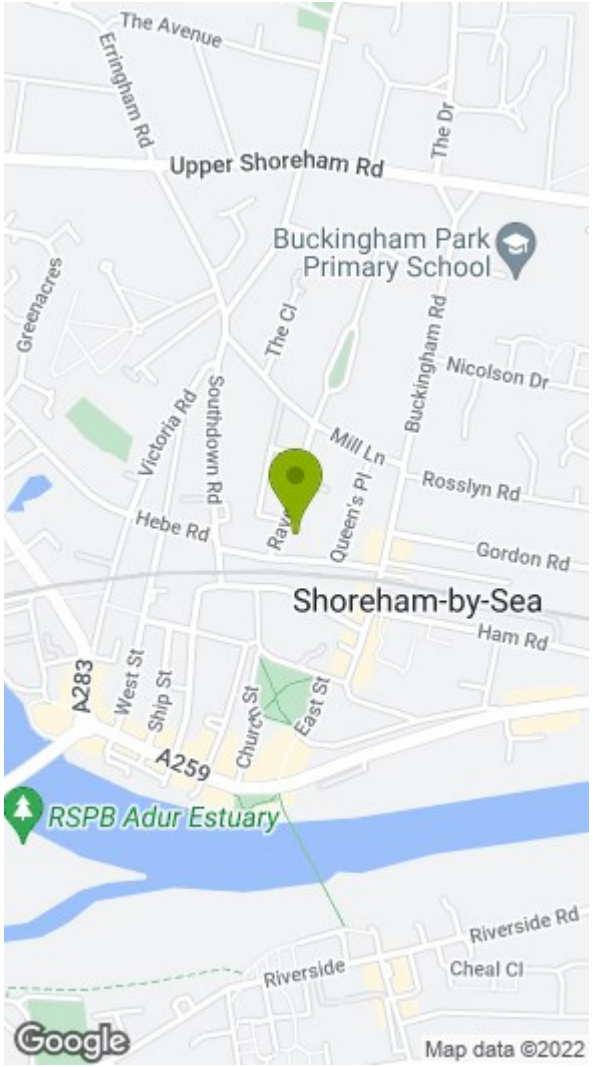

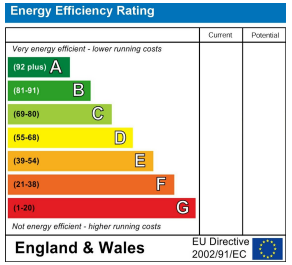

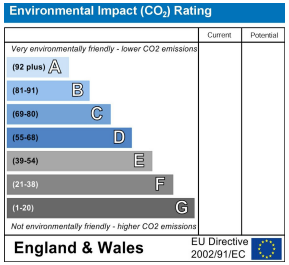

Disclaimer

* 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