



26 St. Giles Close | | Shoreham-By-Sea | BN43 6GR

WB
WARWICK BAKER
ESTATE AGENT



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Offers In Excess Of £350,000

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Warwick Baker Estate Agents are thrilled to present this impeccably maintained mid-terrace house, ideally situated just 1500 metres from the lively Holmbush Centre, which features a fantastic array of popular retailers such as Tesco, Marks and Spencer, and Next, alongside a public swimming pool for your leisure. Commuters will appreciate the convenience of Shoreham and Southwick mainline railway stations, also within 1500 metres, offering a swift direct route to London Victoria in a mere 82 minutes.

This exceptional property boasts a welcoming entrance vestibule, three generously sized bedrooms, and an expansive 15-foot lounge—perfect for relaxing or entertaining. The inviting dining room and modern kitchen make meals a delight, while a fully tiled bathroom and a convenient separate cloakroom enhance the property's practicality. Outside, enjoy your own stunning 22-foot west-facing front garden and a charming 22-foot east-facing rear garden, ideal for soaking up the sun or hosting gatherings. Moreover, with no upward chain, this home presents a seamless opportunity for quick and hassle-free ownership.

Don't miss out on this rare opportunity! Internal viewing is highly recommended by the vendor's sole agent—schedule your visit today to experience all this remarkable home has to offer!

- ENTRANCE VESTIBULE
- MODERN KITCHEN
- 22' EAST FACING REAR GARDEN
- THREE BEDROOMS
- FULLY TILED BATHROOM
- NO UPWARD CHAIN
- 15' WEST FACING LOUNGE
- SEPARATE CLOAKROOM
- DINING ROOM
- 22' WEST FACING FRONT GARDEN

Part leaded frosted double glazed front door leading to:

ENTRANCE VESTIBULE

5'8" x 3'6" (1.73 x 1.07)

Frosted double glazed window to the front, door giving access to slimline storage cupboard housing electric meter and trip switches, door giving access to storage cupboard with hanging and shelving space, dado rail, wood block flooring.

Pine door off entrance vestibule to:

LOUNGE

15'0" x 10'9" (4.59 x 3.30)

Double glazed windows to the front having a westerly aspect, feature cast iron fireplace with wood surround and mantle, stone hearth, double panelled radiator, pine skirting, dado rail, door giving access to under stairs storage cupboard housing gas meter, wood block flooring.

Archway off lounge to:

DINING ROOM

11'3" x 8'9" (3.45 x 2.67)

Double glazed window and sliding double glazed patio door to the rear having an easterly aspect, double panelled radiator, pine skirting, dado rail, wood block flooring.

Part glazed pine door off lounge to:

KITCHEN

11'5" x 7'10" (3.48 x 2.39)

Comprising stainless steel sink unit with mixer tap inset into granite effect work top, storage cupboards under, space and plumbing for

washing machine to the side, tiled splash back, complemented by matching wall units over, matching adjacent work top with inset gas four ring hob, double electric oven under, range of drawers and cupboards to the side, tray space to the side, tiled and stainless steel backsplash, complemented by matching wall units over with end display shelf, integrated 'NEFF' extractor hood, wall mounted 'WORCESTER' gas fired combination boiler, space for tall fridge/freezer to the side, double glazed windows to the rear having an easterly aspect, tiled flooring, LED downlighting.

Tuning stairs with bannister and spindles up from lounge to:

LANDING

Single panel radiator at the bottom of the stairs, dado rail, access to loft storage space.

Pine door off landing to:

BEDROOM 1

13'8" x 10'0" (4.17 x 3.07)

Double glazed windows to the front having a westerly aspect, two recessed areas with shelving, built in four sliding doored wardrobe (two with mirrors) with hanging and shelving space, single panel radiator, exposed floor boards, ceiling fan with spotlighting.

Pine door off landing to:

BEDROOM 2

10'9" x 8'9" (3.30 x 2.67)

Double glazed windows to the rear having an easterly aspect, single panel radiator, exposed wood floor boards, two doors to built in storage

cupboards with shelving.

Pine door off landing to:

BEDROOM 3

9'10" x 6'10" (3.02 x 2.09)

Being 'L' shaped, double glazed windows to the front having a westerly aspect, single panel radiator, door giving access to storage cupboard with hanging and shelving space.

Pine door off landing to:

BATHROOM

Being fully tiled, comprising bath with mixer tap with separate shower attachment, twin hand grips, pedestal wash hand basin with contemporary style mixer tap, heated hand towel rail, frosted double glazed windows, tiled flooring, LED downlighting, step in fully tiled shower cubicle with built in shower with separate shower attachment, frosted shower door.

Pine door off landing to:

SEPARATE CLOAKROOM

Comprising low level wc, single panel radiator, tiled flooring, frosted double glazed window.

FRONT GARDEN

22'6" x 17'10" (6.88 x 5.46)

Having a westerly aspect, laid to lawn with hedge, low fencing to two sides, concrete pathway to the front door, brick patio area.

REAR GARDEN

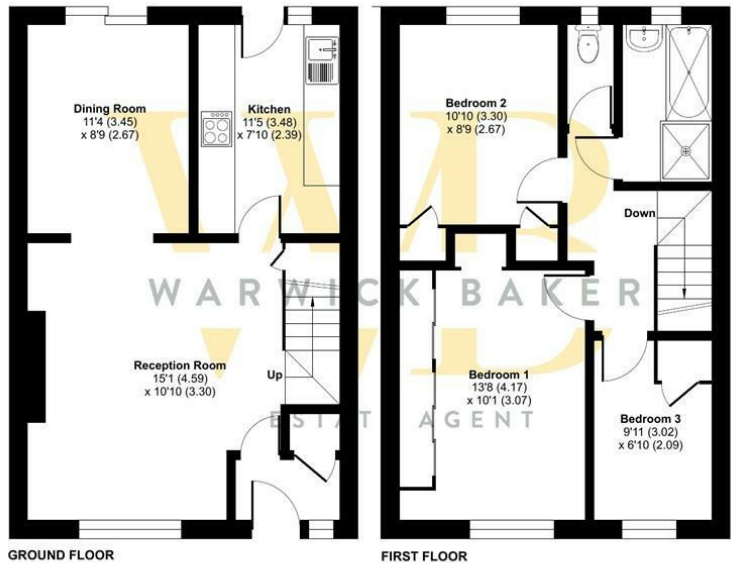
22'7" x 17'9" (6.89 x 5.42)

Having an easterly aspect, raised brick patio area enclosed by partly enclosed by shingle flower bed, palm tree, enclosed by fencing to three sides.



St. Giles Close, Shoreham-by-Sea, BN43

Approximate Area = 908 sq ft / 84.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Warwick Baker Estate Agent Ltd. REF: 1418810

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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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	