



21 Buckingham Avenue | | Shoreham-By-Sea | BN43 5GL



ESTATE AGENT



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£850,000

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WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS STUNNING 1930's SEMI-DETACHED HOME, PERFECTLY LOCATED IN NORTH SHOREHAM, JUST 1 MILE FROM THE MAINLINE RAILWAY STATION (LONDON VICTORIA - 80 MINUTES). THIS RECENTLY RENOVATED PROPERTY IS A MUST-SEE, FEATURING A SPACIOUS 16' ENTRANCE HALL, A 15' LOUNGE RELAXATION, AND A GENEROUS 26' DUAL ASPECT SECOND RECEPTION ROOM IDEAL FOR ENTERTAINING. THERE IS A MODERN KITCHEN/BREAKFAST ROOM, A CONVENIENT GROUND FLOOR CLOAKROOM, AND FIVE DOUBLE BEDROOMS PROVIDE AMPLE SPACE FOR FAMILY LIVING. ADDITIONAL HIGHLIGHTS INCLUDE A MODERN SHOWER ROOM, FAMILY BATHROOM, PRIVATE DRIVEWAY WITH ABUNDANT OFF-ROAD PARKING, A 26' DOUBLE LENGTH GARAGE, AND AN ATTRACTIVE 78' WEST-FACING REAR GARDEN. INTERNAL VIEWING IS STRONGLY RECOMMENDED BY THE VENDORS' SOLE AGENT TO APPRECIATE THIS EXCEPTIONAL OFFERING.

- FIVE DOUBLE BEDROOMS
- GROUND FLOOR CLOAKROOM
- 26' DOUBLE LENGTH GARAGE
- 15' LOUNGE
- MODERN BATHROOM
- 78' WEST FACING REAR GARDEN
- 26' RECEPTION ROOM 2
- MODERN SHOWER ROOM
- MODERN KITCHEN/BREAKFAST ROOM
- PRIVATE DRIVEWAY

Front door leading to:

### ENTRANCE HALL

16'8" in length (5.08m in length)

High level frosted glazed windows to the front, single panel radiator, 'KARNDEAN' flooring.

Original door off entrance hall to:

### LOUNGE

15'3" x 12'10" (4.67 x 3.93)

Into square bay with double glazed windows with plantation style shuttering to the front having an easterly aspect, double panelled radiator.

Original door off entrance hall to:

### RECEPTION 2

26'10" x 12'10" (8.20 x 3.92)

Having a dual aspect, double glazed windows with twin sliding double glazed patio doors to the rear having a westerly aspect, double glazed windows with twin sliding double glazed patio doors to the side having a favoured southerly aspect, two double panelled radiators, sky light.

Original door off entrance hall to:

### KITCHEN/BREAKFAST ROOM

18'11" x 10'0" (5.79 x 3.07)

Comprising stainless steel sink unit with chef style mixer tap inset into wood work top, slow closing cupboard under, built in 'LAMONA' dishwasher to the side, matching wood backsplash with tiling, matching adjacent work top with inset 'AEG' five ring induction hob, range of slow closing drawers and cupboards under, matching wood backsplash with tiling and glass backsplash over, contemporary style extractor over, complemented by matching wall units either side, built in 'AEG' electric oven to the side, 'AEG' microwave oven over, storage cupboards under and over, further adjacent matching work top with range of drawers and cupboards under, built in integrated 'LAMONA' washing machine to the side, kick plate convactor heater, matching wood backsplash with tiling over, complemented by matching wall units over, space for American style fridge/freezer to the side, storage cupboard over, built in larder style storage cupboard to the side, 'KARNDEAN' flooring, LED downlighting double glazed windows to the side

having a southerly aspect, door giving access to storage cupboard with cloaks hanging space, door giving access to storage cupboard with shelving, twin double glazed French doors to the rear having a westerly aspect.

Original door off entrance hall to:

### DOWNSTAIRS CLOAKROOM

Being part tiled to dado height, comprising low level wc, floating vanity unit with inset sink unit with mixer tap, storage cupboard under, frosted double glazed window, 'KARNDEAN' flooring, heated hand towel rail, LED downlight.

Turning staircase with bannister and spindle from entrance hall to:

### FIRST FLOOR LANDING

Having a dual aspect, double glazed windows to the side having a favoured southerly aspect, double glazed window with plantation shuttering to the front having an easterly aspect, double panelled radiator, door giving access to under stairs storage cupboard.

Original door off first floor landing to:

### BEDROOM 2

13'11" x 11'1" (4.25 x 3.39)

Into square bay with double glazed windows with plantation style shuttering to the front having an easterly aspect, single panel radiator, two built in double doored wardrobes with hanging and shelving space, double doored storage cupboards over.

Original door off first floor landing to:

### BEDROOM 3

13'11" x 11'1" (4.25 x 3.39)

Double glazed windows to the rear having a westerly aspect with glimpses of The English Channel, double panelled radiator, built in double doored wardrobe with hanging and shelving space, double doored storage cupboards over.

Original door off first floor landing to:

### BEDROOM 5

11'11" x 10'6" (3.65 x 3.21)

Double glazed windows to the rear having a westerly aspect with glimpses of The English Channel, double panelled radiator, built in double doored storage cupboard housing 'VAILLANT' wall mounted gas fired combination boiler, 'TEMPEST' pressurised hot water cylinder, built in double doored airing cupboard with slatted shelving.

Original door off first floor landing to:

### SHOWER ROOM

Being part tiled, comprising walk in fully tiled area with built in shower with rainfall style shower head with separate shower attachment, glass shower screen, oval shaped sink unit with mixer tap on a contemporary style vanity unit, double doored storage cupboard under, low level wc, heated hand towel rail, tiled flooring, frosted double glazed windows, LED downlighting.

Turning staircase with bannister and spindle from first floor landing to:

### SECOND FLOOR LANDING

Door off second floor landing to:

### BEDROOM 1

18'5" x 11'4" (5.62 x 3.47)

Double glazed windows to the rear having a westerly aspect with direct of The English Channel, double panelled radiator, built in sliding double doored wardrobe with hanging and shelving space, access to loft storage space.

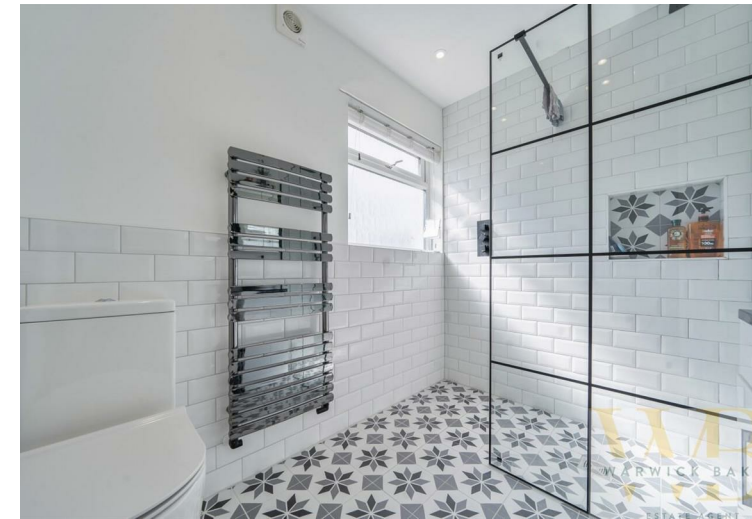
Door off second floor landing to:

### BEDROOM 4

14'11" x 10'7" (4.57 x 3.25)

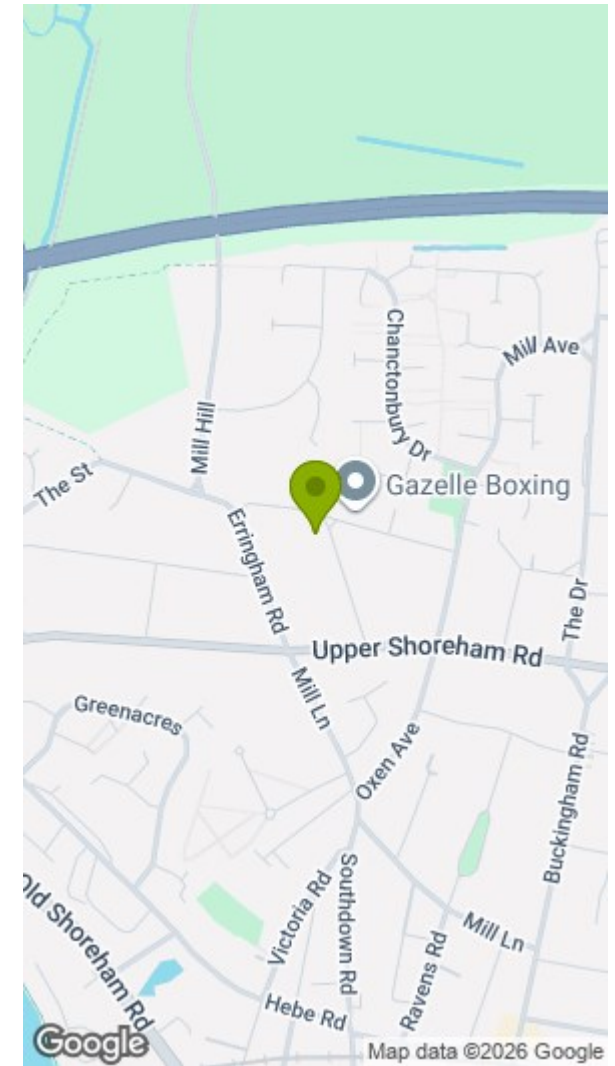
Having a dual aspect, double glazed windows to the rear having a westerly aspect with views of The English Channel, double glazed windows to the side with plantation style shuttering to the side having a favoured southerly aspect with views of The English Channel, double panelled radiator, double doored wardrobe with hanging and shelving space, door giving access to eaves storage space.

Door off second floor landing to:



## Buckingham Avenue, Shoreham-by-Sea, BN43

Approximate Area = 2032 sq ft / 188.7 sq m (excludes void)  
 Limited Use Area(s) = 47 sq ft / 4.3 sq m  
 Garage = 224 sq ft / 20.8 sq m  
 Total = 2375 sq ft / 220.6 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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	80	England & Wales	EU Directive 2002/91/EC	63