20 Eastern Close | | Shoreham-By-Sea | BN43 6PU

WARWICK BAKER
ESTATE AGENT

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£329,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS MID-TERRACE HOUSE. LOCATED IN THE TOWN CENTRE, WITHIN 900 METRES OF THE MAINLINE RAILWAY STAION (LONDON - VICTORIA 80 MINUTES). THE PROPERTY BENEFITS FROM ENTRANCE HALL, THREE BEDROOMS, 15' LIVING ROOM, 15' KITCHEN/DINER, BATHROOM, SEPARATE CLOAK ROOM, FRONT GARDEN AND 46' LAWNED REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- 3 BEDROOMS
- 15' LIVING ROOM
- 15' KITCHEN/DINER
- BATHROOM
- SEPARATE CLOAKROOM
- FRONT GARDEN
- 46' REAR GARDEN
- IN NEED OF MODERNISATION
- NO UPWARD CHAIN

Part security glazed front door leading to:

ENTRANCE HALL
13'4" x 5'10" (4.08 x 1.78)
Being ' L ' shaped, door giving access to storage cupboard, under stairs storage space, night storage heater, door giving access to walk in storage cupboard with shelf and hanging space for coats.

Door off entrance hall to:

KITCHEN/DINER
15'5" x 9'3" (4.72 x 2.83)
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, wall mounted gas boiler (hot water only), adjacent matching granite work top, drawer and storage cupboards under, space for cooker to the side, space and plumbing for slimline dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in extractor fan, built in larder style storage cupboard to the side, further adjacent matching granite effect work top to the side, storage space under, tiled splash back, complimented by matching wall units over with under counter lighting, space for fridge/freezer to the side, double glazed windows to the front having a westerly aspect, door giving access to storage cupboard with shelving.

Square opening off kitchen/diner to:

LIVING ROOM
15'11" x 10'4" (4.86 x 3.16)
Double glazed windows to the rear having an easterly aspect, wall mounted gas fire.

Stairs up from entrance hall to:

LANDING
Access to loft storage space, door off landing to storage cupboard, door off landing to airing cupboard with slatted shelving.

Door off landing to:

BEDROOM 1
12'8" x 8'9" (3.876 x 2.68)
Double glazed windows to the rear having an easterly aspect, door giving access to walk in wardrobe.

Door off landing to:

BEDROOM 2
11'2" x 6'6" (3.41 x 2.00)
Double glazed windows to the front having a westerly aspect, door giving access to storage cupboard.

Door off landing to:

BEDROOM 3
9'3" x 6'6" (2.82 x 2.00)
Double glazed windows to the rear having an easterly aspect.

Door off landing to:

BATHROOM
Comprising bath with hot and cold taps, tiled splash back, pedestal wash hand basin with contemporary style mixer tap, tiled splash back, frosted double glazed window.

Door off landing to:

CLOAK ROOM
Comprising low level wc, frosted double glazed window.

FRONT GARDEN
Laid to lawn.

REAR GARDEN
46'5" x 14'9" (14.17 x 4.50)
Access gained via part double glazed door off living room, patio area leading to mainly to lawn, enclosed by fencing.

Eastern Close, BN43

Approximate Gross Internal Area = 77 sq m / 826 sq ft

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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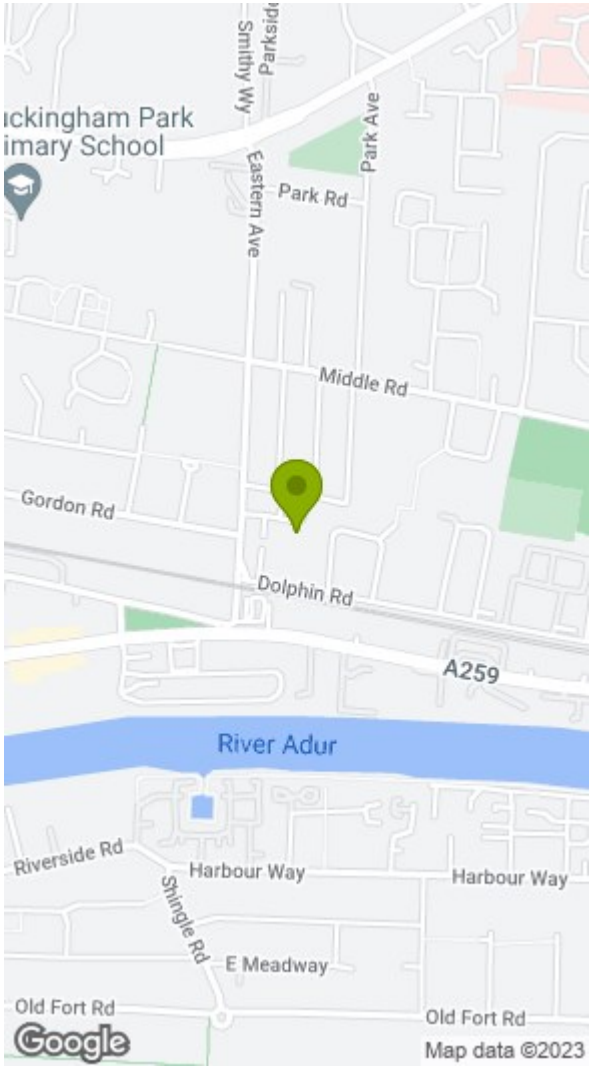

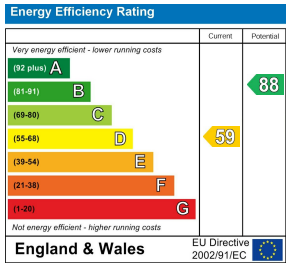

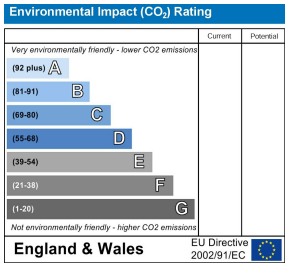

Disclaimer

* 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