1 Southdown Road | | Shoreham-By-Sea | BN43 5WT

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £240,000

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*** THIS PROPERTY HAS A FLYING FREEHOLD, THEREFORE CASH BUYERS ONLY ***

*** CURRENTLY TENANTED THEREFORE BUY TO LET INVESTORS ONLY ***

WARWICK BAKER ESTAE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE GROUND FLOOR PURPOSE BUILT FLAT. LOCATED IN THE HEART OF THE TOWN CENTRE, THE PROPERTY BENEFITS FROM A PRIVATE STREET ENTRANCE, ENTRANCE VESTIBULE, ' Z ' SHAPED ENTRANCE HALL, 2 DOUBLE BEDROOMS, 19' DUAL ASPECT LOUNGE, KITCHEN/BREAKFAST ROOM, FULLY TILED BATHROOM, SEPARATE CLOAKROOM, TWO LEAN TO ROOMS, 45' FRONT LAWNED AREA AND 17' GARAGE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- PURPOSE BUILT FLAT
- KITCHEN/BREAKFAST ROOM
- 45' FRONT LAWN + 17' GARAGE
- 36' ENTRANCE HALL
- FULLY TILED BATHROOM
- CURRENTLY TENANTED
- TWO DOUBLE BEDROOMS
- SEPARATE CLOAKROOM
- 19' DUAL ASPECT LOUNGE
- TWO LEAN TO ROOMS

Twin part glazed French doors leading to:

ENTRANCE VESTIBULE
6'9" x 3'10" (2.07 x 1.17)
Windows to the side.

Part frosted glazed door off entrance vestibule to:

ENTRANCE HALL
36'1" in total (11 in total)
Being ' Z ' shaped, built in double doored wardrobe with hanging space, door giving access to storage cupboard, door giving access to storage cupboard with shelving, further door giving access to storage cupboard with shelving, storage cupboard over, double glazed window to the rear having a favoured southerly aspect, spot lighting.

Door off entrance hall to:

LOUNGE
19'3" x 12'0" (5.87 x 3.67)
Having a dual aspect, double glazed windows to the front having an easterly aspect, double glazed windows to the rear having a westerly aspect, double panelled radiator, feature electric fireplace, surround and mantle, two sets of glass blocks.

Door off entrance hall to:

KITCHEN
11'1" x 8'11" (3.39 x 2.73)
Comprising stainless steel sink unit with hot and cold taps inset into granite effect rolled edge work top, storage cupboards under, tiled splash back, larder style storage cupboard to the side, matching adjacent granite effect rolled edge work top to the side with inset stainless steel gas four ring hob, electric oven under, break fast bar to the side, tiled splash back, wall mounted gas fired combination boiler, space for tall fridge/freezer, further adjacent matching rolled edge work top, complimented by matching wall units over, double glazed windows to the front having an easterly aspect.

Door off entrance hall to:

BEDROOM 1
13'1" x 12'2" (4.01 x 3.72)
Into bay with double glazed windows to the front having an easterly aspect, double panelled radiator.

Door off entrance hall to:

BEDROOM 2
12'1" x 11'0" (3.70 x 3.36)
Double glazed widows to the side, double panelled radiator, built in double doored wardrobe with hanging space, double doored storage cupboard over, feature glass blocks.

Door off entrance hall to:

BATHROOM
Being fully tiled, comprising panel bath with contemporary style mixer tap with separate shower attachment, shower rail and curtain, pedestal wash hand basin with hot and cold taps, heated hand towel rail, frosted window, vinyl flooring.

Door off entrance hall to:

SEPARATE CLOAK ROOM
Comprising low level wc, frosted window, vinyl flooring.

Part security glazed door off entrance hall to:

LEAN TO ROOM 1
10'5" x 6'10" (3.20 x 2.09)
Having space and plumbing for washing machine, space for tall fridge/freezer, double glazed windows to the rear having a favoured southerly aspect, part glazed door giving access to shared passageway, sloping ceiling.

Part glazed door off lean to room 1 to:

LEAN TO ROOM 2
10'9" x 7'7" (3.28m x 2.31m)
Having a dual aspect, windows to the rear having a favoured southerly aspect, windows to the front having an easterly aspect, sloping ceiling.

GARAGE
17'4" x 12'0" (5.30 x 3.68)
With up and over door, power and lighting, lofted roof space, part glazed door.

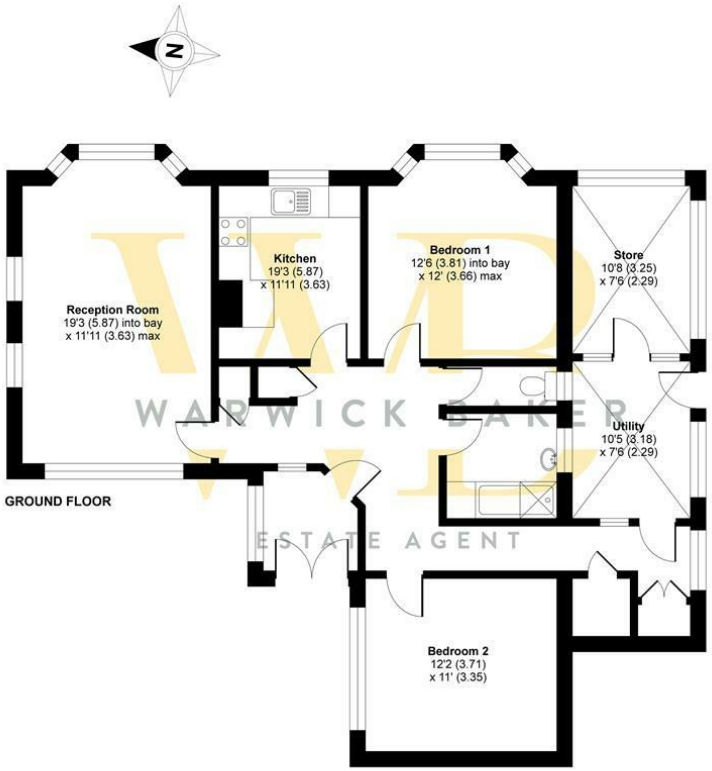
FRONT LAWNED AREA
45' x 15' (13.72m x 4.57m)
Laid to lawn, partly enclosed by low brick wall to the front.

OUTGOINGS
FLYING FREEHOLD 50% SHARE OF ANY MAINTENANCE CHARGES.

Southdown Road, Shoreham, BN43

Approximate Area = 1134 sq ft / 105.3 sq m

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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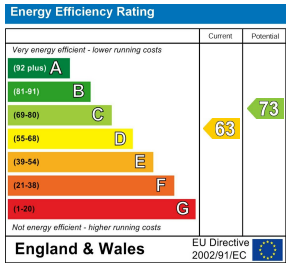

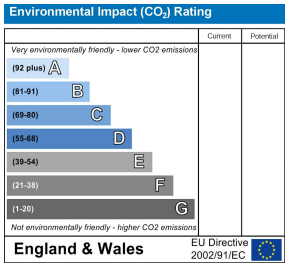

Disclaimer

* 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