



19 New Road | | Shoreham-By-Sea | BN43 6RA





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£325,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS TWO STOREY PERIOD HOUSE. THE HOUSE BENEFITS FROM ENTRANCE VESTIBULE, 2 BEDROOMS, LOUNGE THROUGH DINING ROOM, MODERN KITCHEN, MODERN BATHROOM AND 45' REAR GARDEN. NO UPWARD CHAIN.

- TOWN CENTRE LOCATION
- PERIOD FEATURES
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- CLOSE TO STATION
- SECLUDED REAR GARDEN
- IDEAL FOR BUY TO LET INVESTORS
- 21FT LIVING / DINING ROOM
- NO CHAIN

## ENTRANCE VESTIBULE

Solid wood door to front, storage cupboards, part glazed wooden doors to

## LIVING / DINING ROOM

21'07 x 13'06 (6.58m x 4.11m)

Front aspect bay window with original sash windows, rear aspect sash window, feature fire place, stairs rising to the first floor landing, door to

## KITCHEN

11' x 8' (3.35m x 2.44m)

Comprising stainless steel sink unit with mixer tap inset into granite effect roll edge worktop with cupboards under, space and plumbing for washing machine to the side, tiled splash back, adjacent worktop with inset stainless steel gas 4 ring hob with electric oven under, storage cupboards to the side, tiled splash back, complemented by matching wall units over, stainless steel canopied

extractor hood over, space for tall fridge/freezer to the side, laminate wood flooring, double panelled radiator, original sash window to the side, windows to the rear, part frosted double glazed door giving access to the rear garden.

## FIRST FLOOR LANDING

Doors giving access to all rooms, loft access, storage cupboard

## MASTER BEDROOM

13'06 x 12'10 (4.11m x 3.91m)

Front aspect bay window with original sash windows, feature fireplace.

## BEDROOM 2

10' x 8' (3.05m x 2.44m)

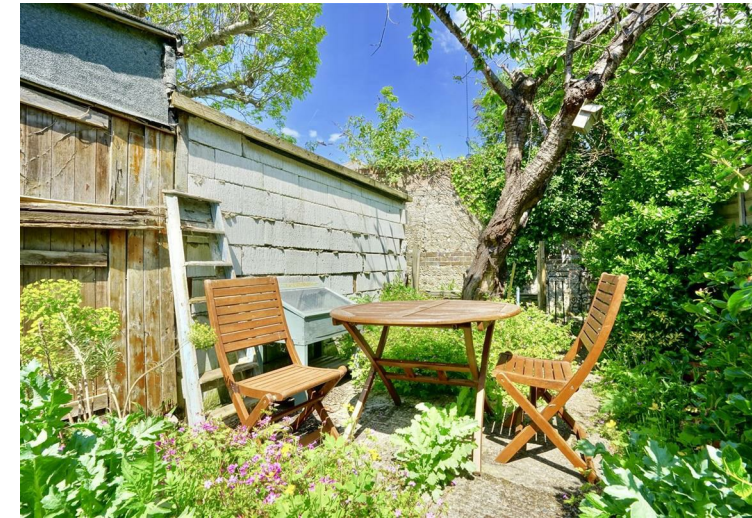
Rear aspect sash window, feature fireplace.

## BATHROOM

Matching suite, comprising panel enclosed bath, pedestal wash hand basin, low level W.C, rear aspect obscure glass window.

## REAR GARDEN

Enclosed by panel fencing and secluded, with areas of patio and lawn, gated rear access.



**GROUND FLOOR**  
APPROX. 34.9 SQ. METRES (375.9 SQ. FEET)



**FIRST FLOOR**  
APPROX. 28.6 SQ. METRES (308.2 SQ. FEET)



TOTAL AREA: APPROX. 63.6 SQ. METRES (684.2 SQ. FEET)



**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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC