



4 Nicolson Drive | | Shoreham-By-Sea | BN43 5UP

**WB**  
WARWICK BAKER  
ESTATE AGENT



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£649,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE DETACHED HOUSE. BUILT CIRCA. 1970. LOCATED WITHIN 600 METRES OF THE MAINLINE RAILWAY STATION ( LONDON VICTORIA - 80 MINUTES ). THE PROPERTY BENEFITS FROM ENTRANCE HALL, 22' DUAL ASPECT LOUNGE, FOUR DOUBLE BEDROOMS, STUDY/BEDROOM 5, 13' DINING ROOM, 11' KITCHEN/BREAKFAST ROOM, UTILITY ROOM/CLOAKROOM, FAMILY SHOWER ROOM, 58' SOUTH FACING FRONT GARDEN WITH AMPLE OFF ROAD PARKING, 18' DOUBLE GARAGE AND 58' REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- FOUR DOUBLE BEDROOMS
- 11' KITCHEN/BREAKFAST ROOM
- 58' REAR GARDEN
- STUDY/BEDROOM 5
- UTILITY ROOM/CLOAKROOM
- DOUBLE GARAGE
- 22' DUAL ASPECT LOUNGE
- FAMILY SHOWER ROOM
- 13' DINING ROOM
- 58' SOUTH FACING FRONT GARDEN WITH OFF ROAD PARKING

Part frosted double glazed front door leading to:

### ENTRANCE HALL

16'6" in length (5.04 in length)

Double panelled radiator, door giving access to under stairs storage cupboard housing gas and electric meters.

Frosted Georgian style glazed door off entrance hall to:

### LOUNGE

22'4" x 11'5" (6.81 x 3.49)

Having a dual aspect, double glazed windows to the front having a favoured southerly aspect, double glazed window and part double glazed French door to the rear, feature gas coal effect fire with wood surround and mantle, marble insert, marble hearth, two double panelled radiators, laminate wood flooring, downlighting.

Frosted Georgian style glazed door off entrance hall to:

### STUDY/BEDROOM 5

11'6" x 9'11" (3.51 x 3.03)

Double glazed windows to the front having a favoured southerly aspect, single panel radiator, laminate wood flooring

Frosted Georgian style glazed door off entrance hall to:

### DINING ROOM

13'4" x 9'10" (4.07 x 3.02)

Frosted double glazed windows and French door to the side having an easterly aspect, two frosted glazed windows affording borrowed light from the kitchen/breakfast room, single panel radiator, laminate wood flooring.

Twin Georgian style glazed doors off dining room to:

### KITCHEN/BREAKFAST ROOM

11'10" x 10'8" (3.61 x 3.26)

Comprising 2 1/4 bowl stainless steel sink unit with mixer tap, inset into wood effect worktop, range of drawers and cupboards under, free standing 'BEKO' dishwasher to the side, tiled splash back, complimented by matching wall units over, free standing 'ZANUSSI' double electric oven with four ring hob to the side, matching wood effect worktops to either side with drawers and cupboards under, free standing 'PROLINE' freezer to the side, tiled splash back, complimented by

matching wall units over with under counter lighting, integrated extractor hood, further adjacent matching wood effect worktop with space for fridge and freezer under, 'WORCESTER' gas fired combination boiler over, double glazed windows to the rear, vinyl flooring, spotlighting.

Door off entrance hall to:

### UTILITY ROOM/CLOAKROOM

Being part tiled comprising granite effect worktop with inset oval shaped wash hand basin with mixer tap, storage cupboard below, space and plumbing for washing machine to the side, display shelving to the side, low level wc, heated hand towel rail, frosted double glazed window, vinyl flooring.

Stairs with bannister and spindle up from entrance hall to:

### LANDING

Access to loft storage space, door giving access to airing cupboard housing pre-factory lagged hot water cylinder with fitted immersion heater, slatted shelving over.

Door off landing to:

### BEDROOM 1

13'8" x 10'4" plus recess for wardrobes (4.18 x 3.15 plus recess for wardrobes)

Two sets of double glazed windows to the front having a favoured southerly aspect, single panel radiator.

Door off landing to:

### BEDROOM 2

11'9" x 10'5" plus recess for wardrobes (3.59 x 3.19 plus recess for wardrobes)

Two sets of double glazed windows to the front having a favoured southerly aspect, single panel radiator.

Door off landing to:

### BEDROOM 3

11'7" x 7'11" (3.54 x 2.43)

Double glazed windows to the rear, single panel radiator.

Door off landing to:

### BEDROOM 4

10'4" x 8'11" (3.17 x 2.72)

Double glazed windows to the rear, single panel radiator, door giving access to storage cupboard with shelving.

Two doors off landing to:

### SHOWER ROOM

Comprising pedestal wash hand basin with contemporary style mixer tap and splash back, low level wc, part wood panelling to dado height, heated hand towel rail, vinyl flooring, single panel radiator, frosted double glazed windows, extractor fan, step in shower are with built in 'MIRA' digitally controlled shower unit with rainfall style shower head, separate shower attachment, hand grip, glass shower screen.

### FRONT GARDEN

58'4" x 50'10" (17.8 x 15.50)

With brick pathway to the front door, two lawned areas enclosed by flower beds, side gate giving access to the rear garden, private driveway with off road parking for numerous vehicles leading to:

### DOUBLE GARAGE

18'9" x 16'11" (5.72 x 5.18)

With twin up and over doors, power and lighting, frosted double glazed window to the rear, part frosted double glazed door giving access to:

### REAR GARDEN

58'4" x 51'10" (17.80 x 15.80)

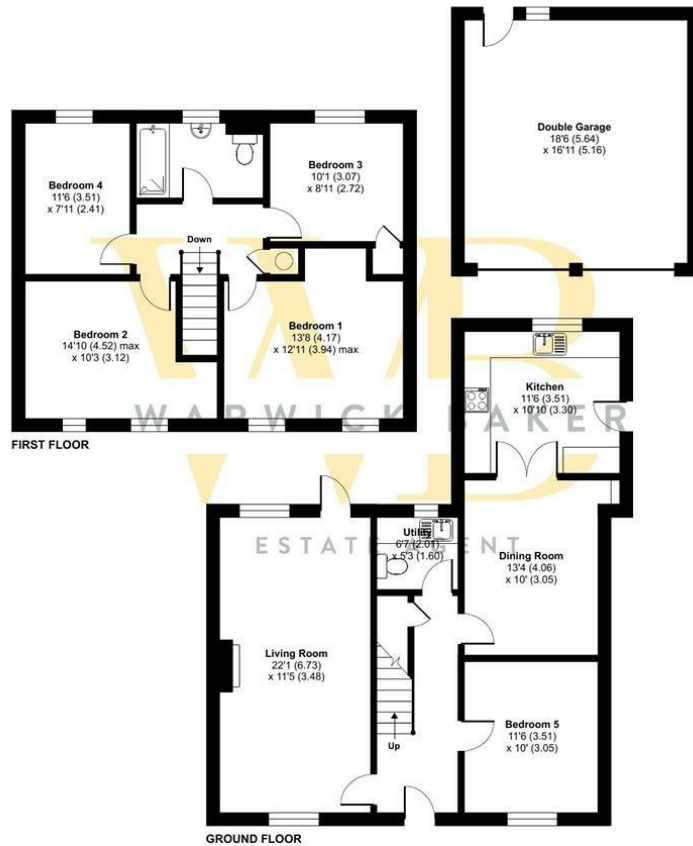
Being 'L' shaped, laid mainly to lawn, brick patio area, variety of flowers, shrubs and mature trees comprising crab tree, three conifer trees, eucalyptus tree, timber and glass greenhouse, enclosed by high fencing and brick walling.



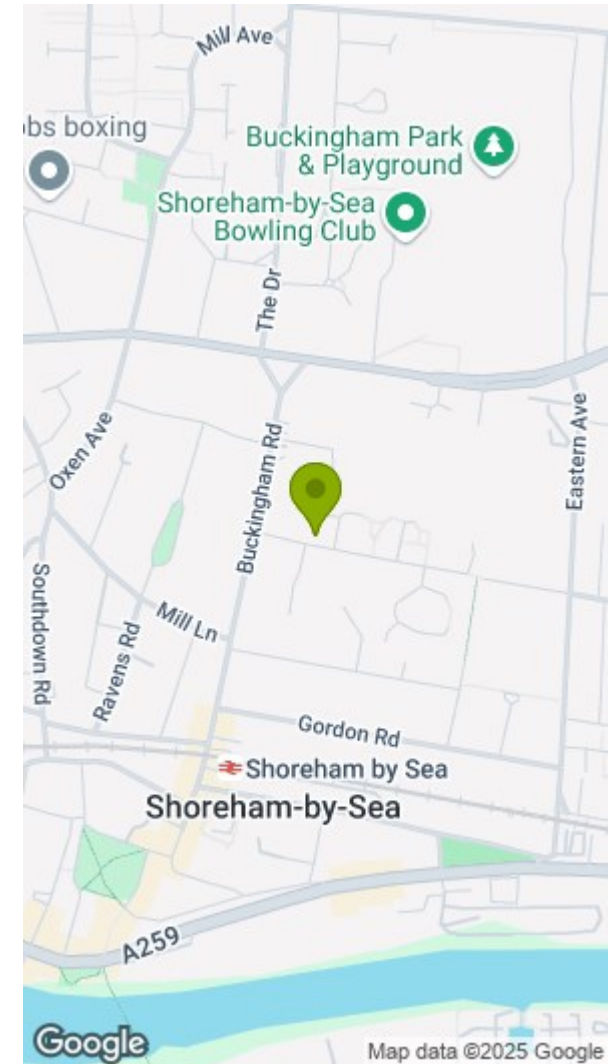
## Nicolson Drive, Shoreham-by-Sea, BN43

Approximate Area = 1779 sq ft / 165.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1234567



### 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>	
(54-68) <b>D</b>		(54-68) <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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC