75 Church Green | | Shoreham-By-Sea | BN43 6JU

WARWICK BAKER
ESTATE AGENT

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£249,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE VERY WELL PRESENTED SEMI-DETACHED TWO STOREY TOWN HOUSE. LOCATED WITHIN 1 MILE OF THE HOLMBUSH CENTRE AND SOUTHWICK MAINLINE RAILWAY STATION (LONDON-VICTORIA 80 MINUTES). THE PROPERTY BENEFITS FROM ENTRANCE VESTIBULE, ENTRANCE LOBBY, 14' EAST FACING LOUNGE, MODERN KITCHEN, DOUBLE BEDROOM, FULLY TILED MODERN BATHROOM, FRONT LAWNED AREA AND ALLOCATED PARKING SPACE. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE VESTIBULE + ENTRANCE HALL
- FULLY TILED MODERN BATHROOM
- IDEAL FOR BUY TO LET INVESTORS
- 14' LOUNGE
- 14' EAST FACING LAWNED AREA
- NO UPWARD CHAIN
- MODERN KITCHEN
- ALLOCATED OFF ROAD PARKING SPACE
- DOUBLE BEDROOM
- IDEAL FOR FIRST TIME BUYERS

Part double glazed front door leading to:

ENTRANCE VESTIBULE
6' in length (1.83m in length)
Door giving access to storage cupboard.

Part double glazed door giving access to:

ENTRANCE LOBBY
5'6" in length (1.68 in length)
Single panel radiator.

Part frosted glazed door off entrance lobby to:

LOUNGE
14'10" x 9'9" (4.54 x 2.98)
Into square bay with double glazed windows to the front having an easterly aspect, two double panelled radiators, ornate coved ceiling.

Door off lounge to:

KITCHEN
12'2" x 5'3" (3.73 x 1.61)
Comprising stainless steel sink unit with mixer tap inset in granite effect worktop, storage cupboard under, tiled splash back, adjacent matching granite effect worktop with inset ' BEKO ' four ring electric hob, ' AEG ' electric oven under, drawers and cupboards to the side, space and plumbing for washing machine to the side, space for fridge to the side, tiled splash back, complimented by matching wall units over, integrated extractor hood, wall mounted ' WORCESTER ' gas fired combination boiler, single panel radiator, dado rail, vinyl flooring, door giving access to under stairs storage cupboard, double glazed window to the front having an easterly aspect, LED downlighting.

Stairs with handrail up from entrance lobby to:

LANDING
Door giving access to storage cupboard with hanging and shelving space, access to loft storage space.

Door off landing to:

BEDROOM
13'5" x 9'5" (4.09 x 2.89)
Double glazed windows to the front having an easterly aspect, built in double doored wardrobe with hanging and shelving space, double doored storage cupboard over.

Door off landing to:

BATHROOM
Being fully tiled, comprising bath with hot and cold taps and single handgrip, built in shower with separate shower attachment, glass shower screen, pedestal wash hand basin with hot and cold taps, low level wc, single panel radiator, frosted double glazed window, vinyl flooring.

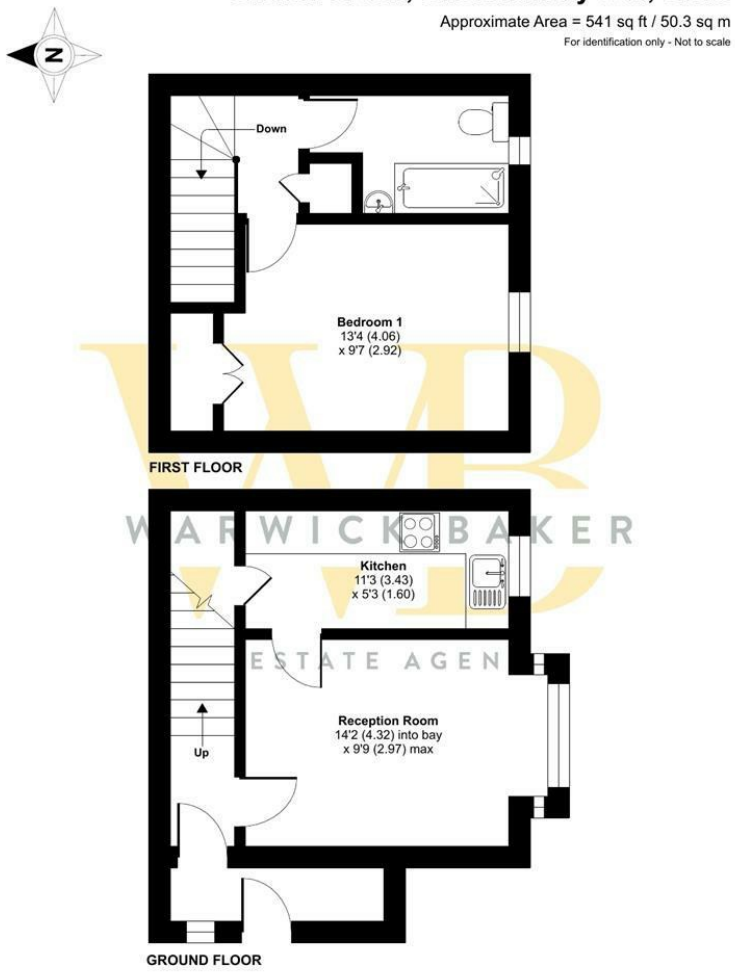
FRONT GARDEN
14'5" x 14'5" (4.40 x 4.40)
Laid to lawn having an easterly aspect.

OFF ROAD PARKING
Allocated off road parking parking space.

Church Green, Shoreham-by-Sea, BN43

Approximate Area = 541 sq ft / 50.3 sq m

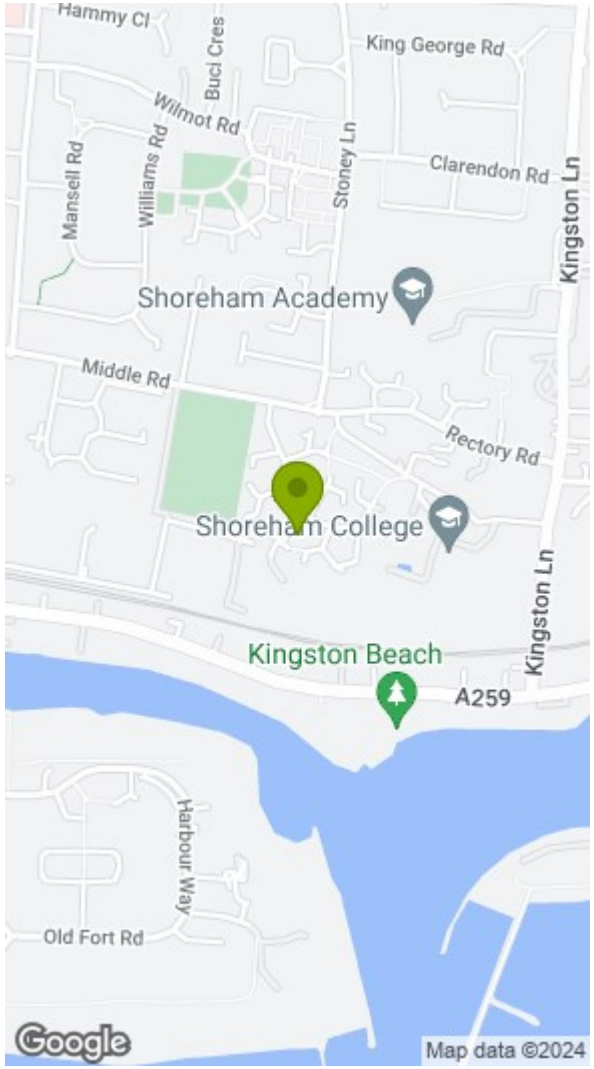
For identification only - Not to scale

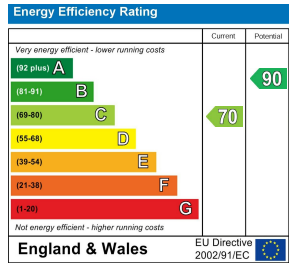


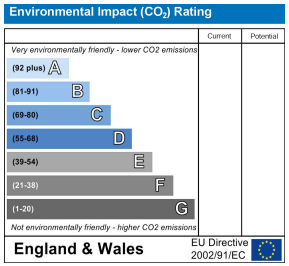
WARWICK BAKER ESTATE AGENTS

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1106896







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

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