33 Adur Drive | | Shoreham-By-Sea | BN43 6PN

WARWICK BAKER
ESTATE AGENT

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£459,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE TERRACED HOUSE, BUILT CIRCA.1930. THE PROPERTY IS LOCATED WITHIN 1 MILE OF SHOREHAM MAINLINE RAILWAY STATION (LONDON VICTORIA - 80 MINUTES). THE PROPERTY BENEFITS FROM ENTRANCE HALL, FOUR BEDROOMS, LOUNGE, MODERN KITCHEN, DINING ROOM, FAMILY BATHROOM, SEPARATE SHOWER ROOM, 20' FRONT GARDEN, 57' WEST FACING REAR GARDEN AND DOUBLE GARAGE. VENDOR SUITED. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- FOUR BEDROOMS
- LOUNGE
- MODERN KITCHEN
- DINING ROOM
- FAMILY BATHROOM
- SEPARATE SHOWER ROOM
- 20' FRONT GARDEN
- 57' WEST FACING REAR GARDEN
- 21' DOUBLE GARAGE

Front door with leaded frosted glass to:

ENTRANCE HALL
15'11" in le (4.87 in length)
Double panelled radiator, dado rail, ' MODULEO ' flooring, triple louvred under stairs storage cupboard with space and plumbing for washing machine, shelving over, built in double louvred doored storage cupboard housing electric meter and trip switches, cloaks hanging and shelving.

Original wood panelled door off entrance hall to:

LOUNGE
13'6" x 10'5" (4.14 x 3.18)
Into bay with double glazed windows to the front having an easterly aspect, feature cast iron fireplace with wood surround and mantle, slate hearth, contemporary style radiator, varnished floor boards, picture rail.

Original wood panelled door off entrance hall to:

DINING ROOM
12'1" x 10'9" (3.69 x 3.28)
Twin double glazed French doors to the rear having a westerly aspect, feature recessed fireplace opening, two built in double doored storage cupboards, display shelving over, varnished floorboards, double panelled radiator, picture rail.

Opening off dining room to:

KITCHEN
8'5" x 7'5" (2.59 x 2.28)
Comprising 1 1/4 bowl stainless steel sink unit, inset into brushed steel effect worktop, drawers and cupboards under, glass tiled backsplash, complimented by frosted glazed illuminated glass display cupboard over with downlighting, adjacent matching worktop with inset ' BAUMATIC ' stainless steel four ring hob, ' BAUMATIC' double electric oven under, storage cupboards to either side, glass tiled and stainless steel backsplash, complimented by matching range of wall units over with downlighting , built in integrated ' BAUMATIC ' extractor hood, further adjacent matching worktop with drawer and cupboards under, glass tiled backsplash, complimented by matching wall units over with downlighting, built in integrated fridge and freezer to the side, tiled flooring, double glazed window to the rear having a westerly aspect, spotlighting.

Stairs with bannister and spindles up from entrance hall to:

FIRST FLOOR LANDING
' MODULEO ' flooring, picture rail.

Original wood panelled door off first floor landing to:

BEDROOM 2
14'0" x 9'6" (4.29 x 2.91)
Into bay with double glazed windows to the front having an easterly aspect, double panelled radiator, ' MODULEO ' flooring, picture rail, two built in double doored wardrobes with hanging and shelving space, double doored storage cupboards over.

Original wood panelled door off first floor landing to:

BEDROOM 3
12'0" x 9'6" (3.68 x 2.91)
Double glazed windows to the rear having a westerly aspect with glimpses of The South Downs, ' MODULEO ' flooring, double panelled radiator, picture rail, two built in double doored wardrobes with hanging and shelving space, double doored storage cupboards over.

Original wood panelled door off first floor landing to:

BEDROOM 4
6'3" x 5'11" (1.92 x 1.81)
Double glazed windows to the front having an easterly aspect, ' MODULEO ' flooring, double panelled radiator.

Original wood panelled door off first floor landing to:

FAMILY BATHROOM
Being part tiled, comprising bath with mixer tap, wall mounted' TRITON ' T70 independent wall mounted shower unit with separate shower attachment, glass shower screen, pedestal wash hand basin with hot and cold taps, heated hand towel rail, low level we, frosted double glazed window, built in double doored airing cupboard, vinyl flooring, spotlighting.

Turning staircase with bannister and spindles up from first floor landing to:

SECOND FLOOR LANDING
Part sloping ceiling with ' VELUX ' window to the front having an easterly aspect.

Door off second floor landing to:

BEDROOM 1
17'10" x 10'2" (5.44 x 3.11)
Having a dual aspect, sloping ceiling with ' VELUX ' window with integrated blind to the front having an easterly aspect, double glazed windows with blinds to the rear having a westerly aspect with glimpses of The South Downs, two illuminated eaves storage cupboards, double panelled radiator, two built in single wardrobes with hanging and shelving space, folding doored storage cupboard to the side with shelving, laminate wood flooring, spotlighting.

Door off second floor landing to:

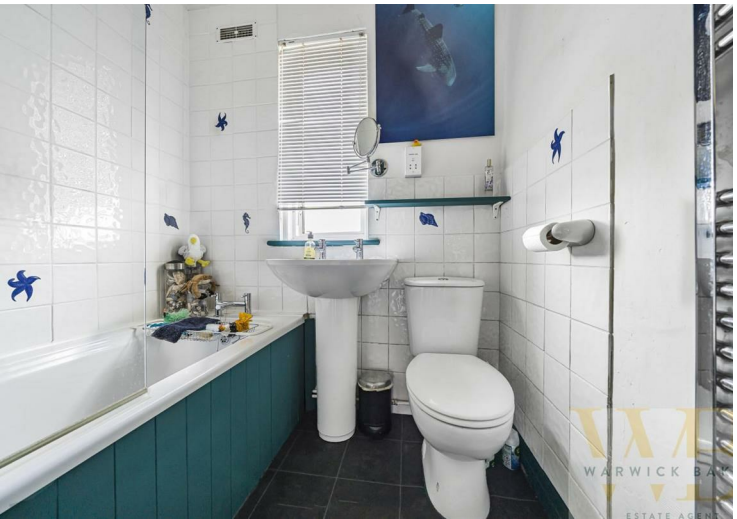
SHOWER ROOM
Comprising low level we, wall mounted wash hand basin with contemporary style mixer tap, two drawers under, tiled splash back, heated hand towel rail, frosted double glazed window with blind, spotlighting, extractor fan, vinyl flooring, door giving access to storage cupboard housing' WORCESTER' gas fired combination boiler shelving over, step in fully tiled shower cubicle with built in shower with rainfall style shower head and separate shower attachment, glass shower screen.

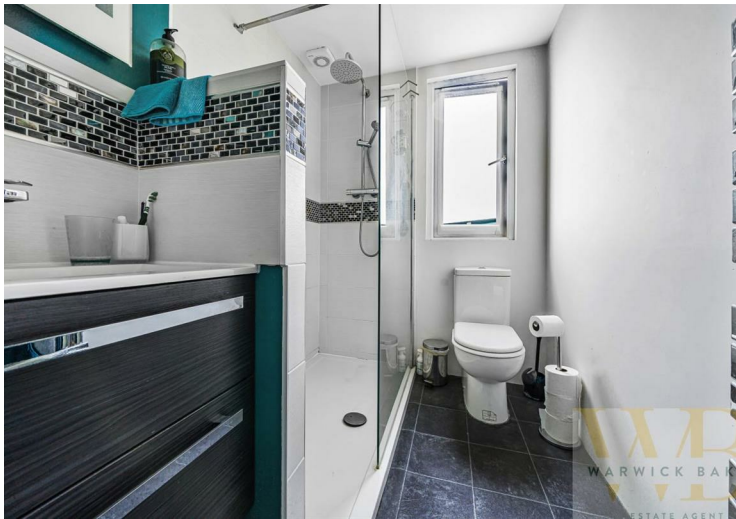
FRONT GARDEN
20'11" x 17'0" (6.38 x 5.19)
Having an easterly aspect, patio slab pathway to the front door, shingle area, covered bike storage area, Japanese Anemone, Nandina plant.

REAR GARDEN
57'8" x 18'8" (17.60 x 5.70)
Having a westerly aspect, patio slab area, steps down to shingle area, wildlife pond, variety of flowers trees and shrubs, enclosed by fencing to both sides.

Door giving access to:

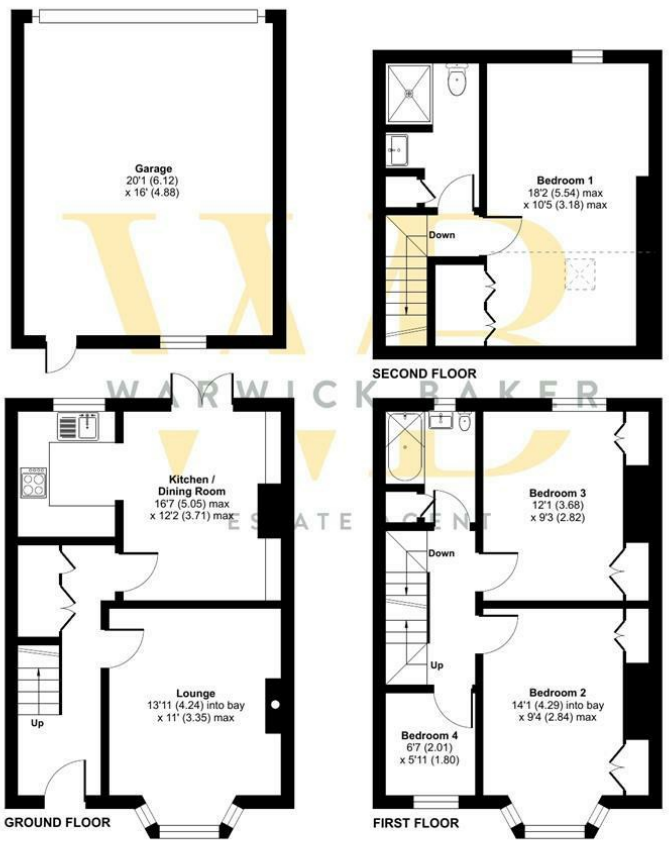
DOUBLE GARAGE
21'1" x 16'0" (6.43 x 4.89)
With up and over door, power and lighting, window to the rear.





Adur Drive, Shoreham-by-Sea, BN43

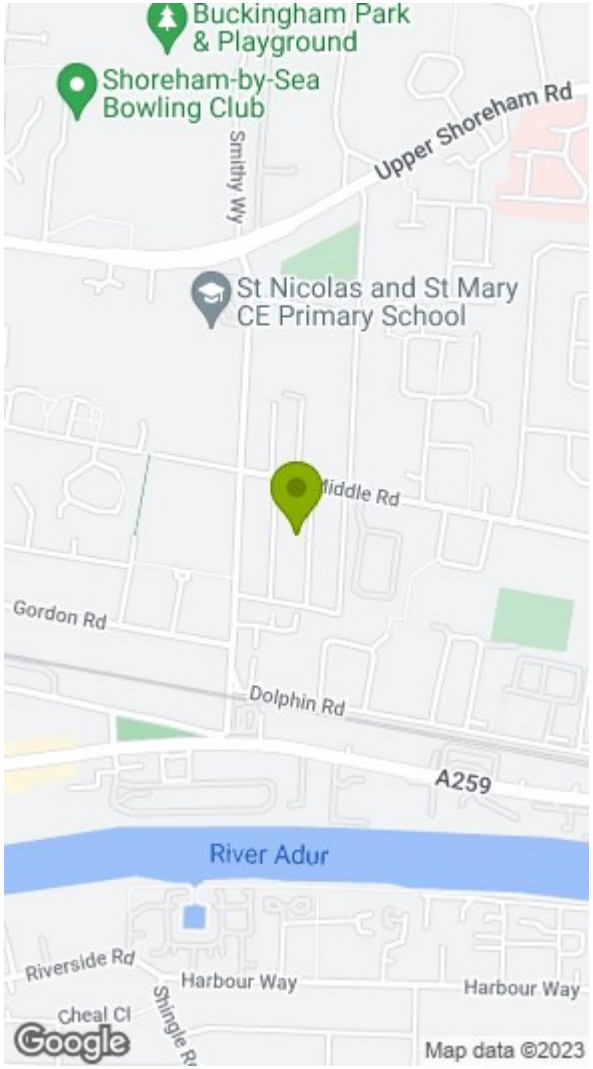
Approximate Area = 1125 sq ft / 104.5 sq m
Limited Use Area(s) = 39 sq ft / 3.6 sq m
Garage = 321 sq ft / 29.8 sq m
Total = 1485 sq ft / 137.9 sq m
For identification only - Not to scale

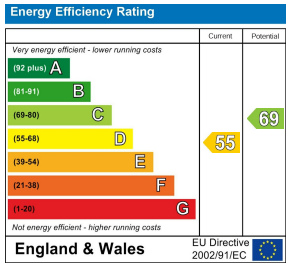


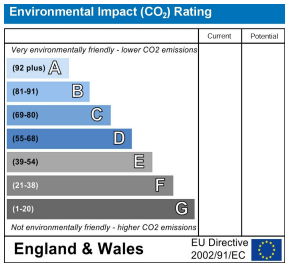
WARWICK BAKER ESTATE AGENT

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 999759







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