2 The Cygnets | | Shoreham-By-Sea | BN43 5UH

WARWICK BAKER
ESTATE AGENT

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£462,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS EXTREMELY WELL PRESENTED SEMI DETACHED HOUSE IN THE CYGNETS.

SITUATED IN A CUL DE SAC MINUTES FROM THE TOWN CENTRE AND MAIN LINE RAILWAY STATION, THE PROPERTY BOASTS A 17'8 LIVING ROOM, 15'2 CONSERVATORY, DINING ROOM AND MODERN KITCHEN ON THE GROUND FLOOR, THREE BEDROOMS AND A MODERN BATHROOM ON THE FIRST FLOOR. OUTSIDE THERE IS A SMALL GARDEN AND A GARAGE EN BLOC. VENDOR SUITED.

- SEMI-DETACHED HOUSE
- MODERN FITTED KITCHEN
- VENDOR SUITED
- THREE BEDROOMS
- 15'2 CONSERVATORY
- CALL NOW 01273 461144
- 17'8 LIVING ROOM
- REAR GARDEN
- DINING AREA
- GARAGE EN BLOC

ENTRANCE HALL
Stairs leading up the the First Floor Landing, door too

LIVING ROOM
17'8 x 13'1 (5.38m x 3.99m)
Westerly aspect bay window, opening to

DINING AREA
9'1 x 8'2 (2.77m x 2.49m)
Door to Conservatory and understairs cupboard with recently installed boiler.

KITCHEN
9'1 x 7'8 (2.77m x 2.34m)
Modern kitchen with a range of wall and base units with sensory underlighting, work surfaces, inset sink unit, cupboards over, space for appliances, rear aspect window.

CONSERVATORY
15'2 x 9'2 (4.62m x 2.79m)
French doors leading out onto the rear garden.

FIRST FLOOR LANDING
Doors giving access to all rooms, access to an fully lagged and boarded loft with ladder.

BEDROOM ONE
14'8 x 8'11 (4.47m x 2.72m)
Front aspect window, fitted wardrobes.

BEDROOM TWO
9'7 x 8'11 (2.92m x 2.72m)
Rear aspect window.

BEDROOM THREE
9'4 x 7'1 (2.84m x 2.16m)
Front aspect window, overstairs airing cupboard.

BATHROOM
Modern refitted suite, panel enclosed bath with shower over, vanity unit with inset sink unit, W.C, under floor heating.

OUTSIDE

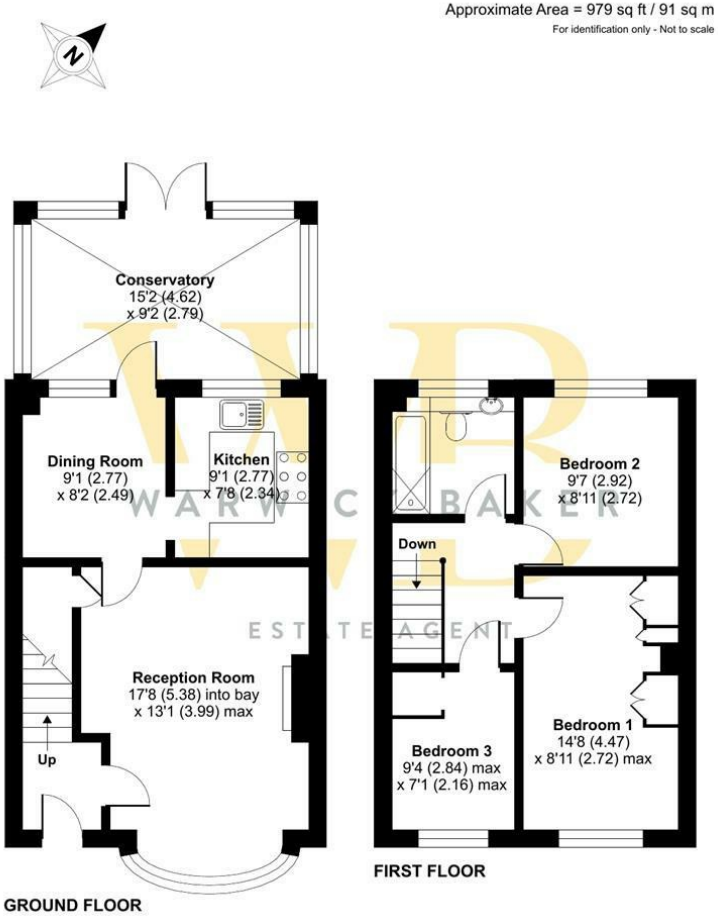
REAR GARDEN
Predominately laid to lawn with flower and shrub borders. Timber shed with power and light.

GARAGE - EN BLOC
With up and over door.

The Cygnets, Shoreham-by-Sea, BN43

Approximate Area = 979 sq ft / 91 sq m

For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
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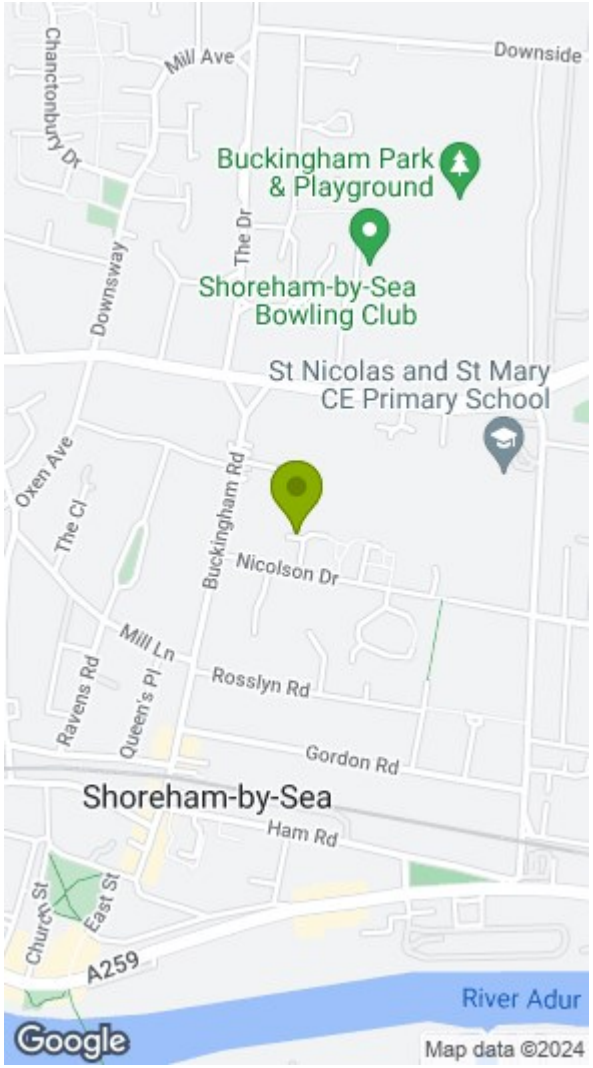

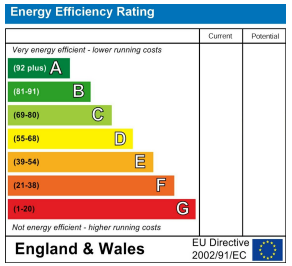

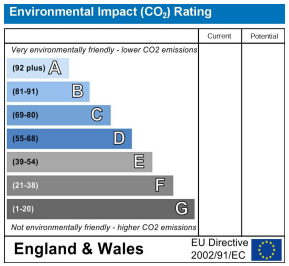

Disclaimer

* 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