47 New Road | | Shoreham-By-Sea | BN43 6RB

WARWICK BAKER
ESTATE AGENT

47 New Road | | Shoreham-By-Sea | BN43 6RB

£660,000

*** £660,000 ***

OPEN HOUSE WEDNESDAY 6TH JULY 11AM - 1PM - BY APPOINTMENT ONLY -

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS PERIOD PROPERTY IN THE TOWN CENTRE.

BOASTING A WEALTH OF CHARACTER THE PROPERTY HAS A SOUTHERLY ASPECT CONSERVATORY, LIVING ROOM, DINING ROOM AND A 17'11 KITCHEN BREAKFAST ROOM ON THE GROUND FLOOR, THREE BEDROOMS AND BATHROOM ON THE FIRST FLOOR WITH A LARGE

- CHARACTER PROPERTY
- 14'7 DINING ROOM
- NO CHAIN
- TOWN CENTRE LOCATION
- THREE BEDROOMS
- CALL NOW - 01273 461144
- 17'11 KITCHEN BREAKFAST ROOM
- CELLAR
- SOUTHERLY ASPECT 18'1 CONSERVATORY
- FRONT & REAR GARDENS

CONSERVATORY
18'1 x 10'2 (5.51m x 3.10m)
Southerly aspect, views over the front garden, solid wood door to Front, door to side passage.

ENTRANCE HALL
Doors giving access to Living Room and Dining Room, stairs rising to the First Floor Land, stairs down with door to Cellar,

LIVING ROOM
13'7 x 10'10 (4.14m x 3.30m)
Southerly aspect room, with sash window, feature fire place.

DINING ROOM
14'7 x 12'1 (4.45m x 3.68m)
Double glazed French patio doors leading out onto the rear garden, fitted double cupboards, door to

KITCHEN / BREAKFAST ROOM
17'11 x 7'9 (5.46m x 2.36m)
Extensive range of base level units, inset Belfast sink unit, space for appliances, side and rear aspect windows, Utility area, stable doors giving access to the rear garden.

FIRST FLOOR LANDING
Doors giving access to all Bedrooms, Family Bathroom, large fitted cupboards, skylight.

BEDROOM 1
13'4 x 9'3 (4.06m x 2.82m)
Front aspect window.

BEDROOM 2
12'4 x 9'4 (3.76m x 2.84m)
Rear aspect window, loft access.

BEDROOM 3
13'4 x 8'8 (4.06m x 2.64m)
Front aspect window.

BATHROOM
Recently fitted suite, Roll top free standing bath, step in shower cubicle, pedestal wash hand basin, low level W.C, Side aspect windows.

LOWER GROUND FLOOR

CELLAR
17'9 x 47'7 (5.41m x 14.50m)

OUTSIDE

FRONT GARDEN
Mature flower and shrub borders.

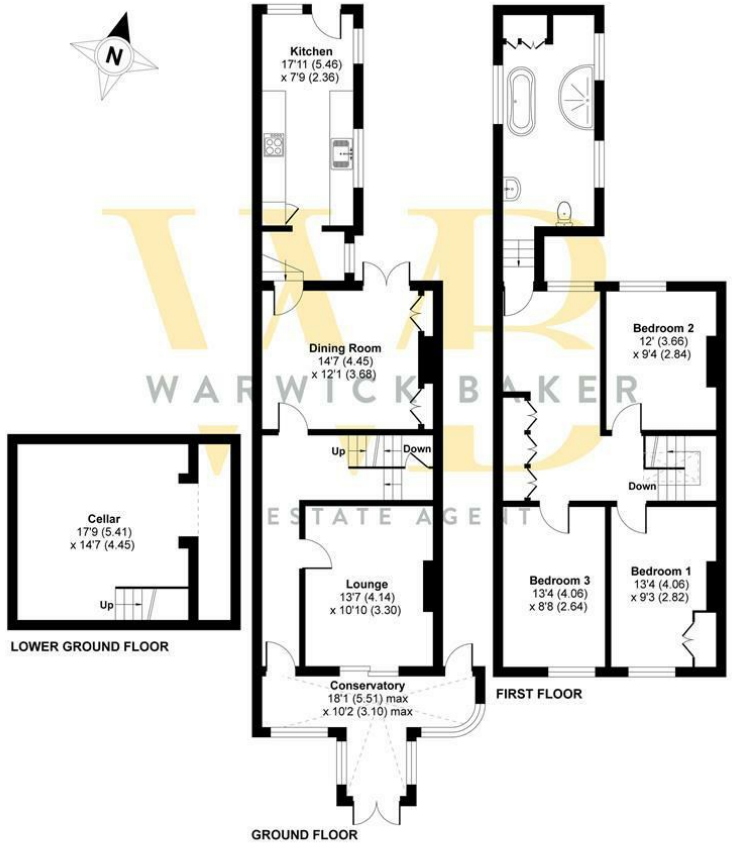
SIDE PASSAGE
Front to back passageway with coal shoot.

REAR GARDEN
Enclosed by panel fencing, large area of patio, areas of lawn.

New Road, Shoreham-by-Sea, BN43

Approximate Area = 1757 sq ft / 163 sq m

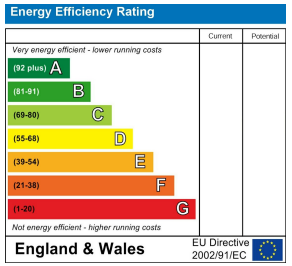
For identification only - Not to scale

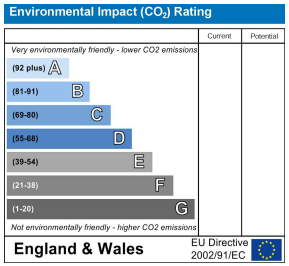


WARWICK BAKER ESTATE AGENT

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 700963





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