



77 Greenways Crescent | | Shoreham-By-Sea | BN43 6HR

WB
WARWICK BAKER
ESTATE AGENT



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£495,000

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WARWICK BAKER ESTATE AGENTS ARE PLEASED TO PRESENT THIS EXTENDED FAMILY HOME IN GREENWAYS CRESCENT.

SITUATED ON A LARGE PLOT THIS RARELY AVAILABLE PROPERTY BOASTS 3 BEDROOMS AND A FAMILY BATHROOM ON THE FIRST FLOOR, LIVING ROOM / DINING ROOM, MODERN KITCHEN BREAKFAST ROOM, CONSERVATORY AND UTILITY ON THE GROUND FLOOR.

THE CURRENT VENDORS HAVE OBTAINED PLANS TO EXTEND, SUBJECT TO PLANNING PERMISSION, AVAILABLE ON REQUEST.

- DEVELOPMENT OPPORTUNITY
- LARGE GARDENS
- POTENTIAL TO EXTEND
- IMMACULATE CONDITION
- DRIVEWAY & GARAGE
- QUIET LOCATION
- MODERN KITCHEN
- MODERN BATHROOM
- CALL NOW TO VIEW
- 01273 461144

ENTRANCE HALL

Wooden door to front, stairs turning and rising to the First Floor Landing, under stairs doors giving access to Kitchen / Breakfast Room, Living / Dining Room.

LIVING / DINNING ROOM

20'05 x 11'10 (6.22m x 3.61m)

Feature double glazed front aspect bay window, open to Dining area, rear aspect window and door to Conservatory.

KITCHEN

12'02 x 10'01 (3.71m x 3.07m)

Modern kitchen comprising an extensive range of wall and base level units with work surfaces under, space for appliances, 4 ring hob, oven under, double glazed side and rear aspect windows, door to Utility Room, double glazed door giving access to the rear garden, open to

BREAKFAST AREA

7'03 x 7' (2.21m x 2.13m)

Door giving access to Conservatory

CONSERVATORY

18'04 x 6'10 (5.59m x 2.08m)

Being timber construction with side and rear aspect windows.

UTILITY ROOM

Space for appliances, double glazed window to the front.

FIRST FLOOR LANDING

Double glazed side aspect window, loft access, doors giving access to bedrooms and family bathroom.

BEDROOM 1

10'03 x 9'05 (3.12m x 2.87m)

Double glazed front aspect window with views.

BEDROOM 2

10'10 x 9'08 (3.30m x 2.95m)

Double glazed rear aspect window.

BEDROOM 3

8'02 x 6'07 (2.49m x 2.01m)

Double glazed front aspect window with views.

FAMILY BATHROOM

Modern matching suite, panel

enclosed bath with shower over, pedestal wash hand basin, low level W.C, double glazed obscure glass window.

OUTSIDE

FRONT GARDEN

Small area of lawn, pathway leading to front door, driveway leading to the rear of the property providing off road parking.

GARAGE

Power and light, side door.

REAR GARDEN

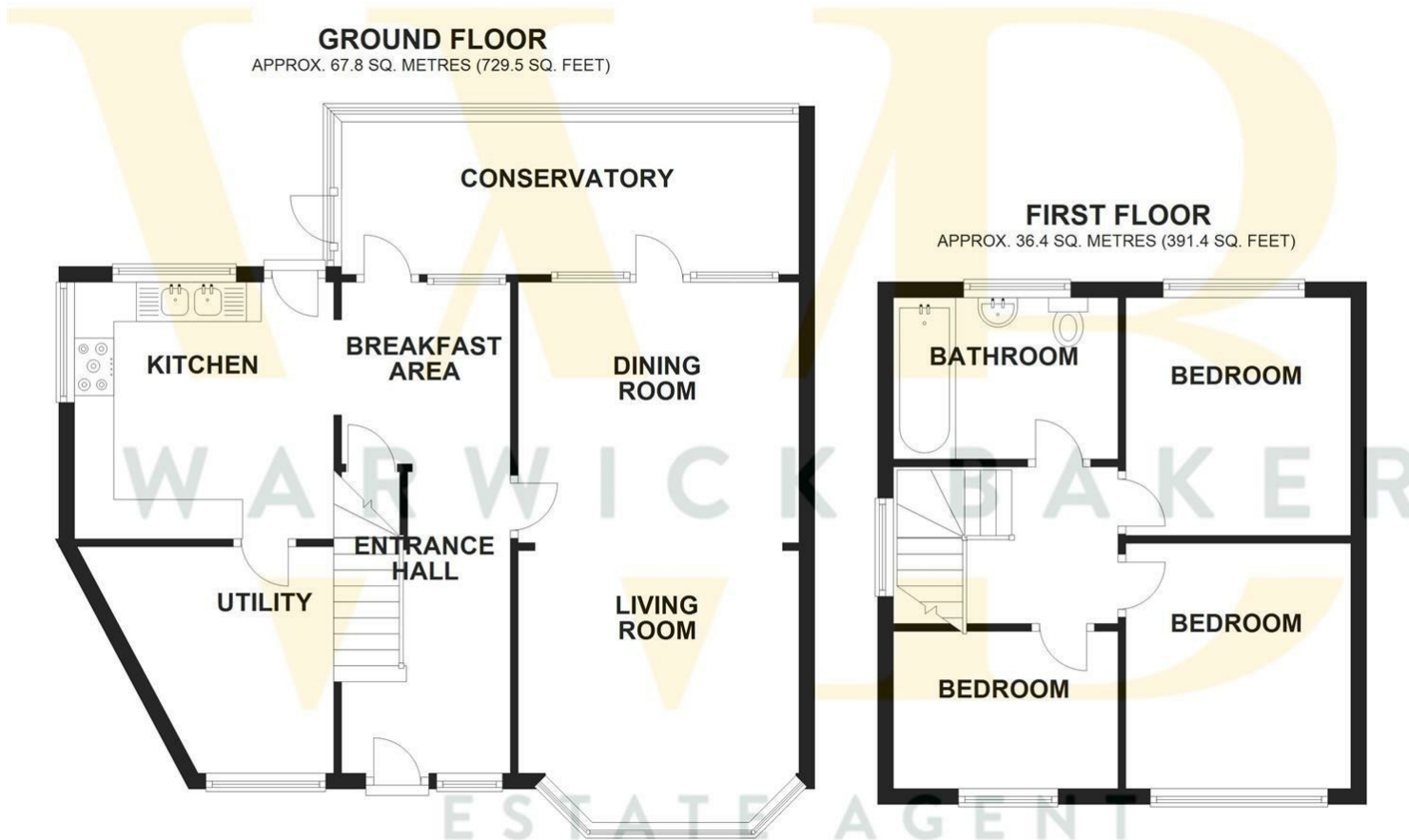
Secluded garden predominantly laid to lawn with mature fruit trees and shrub borders.

PLANNING PERMISSION

There is permission for a loft conversion creating a further Bedroom and En Suite, and an additional double story side extension for an annex.

Plans available upon request.





TOTAL AREA: APPROX. 104.1 SQ. METRES (1120.9 SQ. FEET)



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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC