



57 The Avenue | | Shoreham-By-Sea | BN43 5GJ

WB
WARWICK BAKER
ESTATE AGENT



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£475,000

*** £475,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO PRESENT TO THE MARKET THIS IMMACULATELY PRESENTED FAMILY HOME.

SITUATED WITHIN WALKING DISTANCE OF SHOREHAM MAINLINE RAILWAY STATION AND TOWN CENTRE THE PROPERTY BOASTS A REFITTED MODERN KITCHEN, 16FT SOUTHERLY ASPECT LIVING ROOM, THREE BEDROOMS, REFITTED MODERN BATHROOM, LANDSCAPED REAR GARDEN AND A GARAGE EN BLOC

- IMMACULATELY PRESENTED
- MODERN KITCHEN / DINING ROOM
- THREE BEDROOMS
- 16FT SOUTH FACING LIVING ROOM
- MODERN REFITTED BATHROOM
- CLOSE TO TOWN
- QUIET LOCATION
- GARAGE EN BLOC
- CALL NOW TO VIEW
- 01273 461144

ENTRANCE

Double glazed door to front, stairs rising to the First Floor Landing, opening to

LIVING ROOM

15'9 x 13'10 (4.80m x 4.22m)

Southerly aspect double glazed window top front, feature exposed brick fireplace, opening to

KITCHEN / DINING ROOM

17'11 x 10'9 (5.46m x 3.28m)

Modern refitted kitchen with extensive wall and base level units, work surfaces over, inset sink and drainer unit, inset gas hob, extractor over, eye level double oven, integrated appliances, space for appliances, double glazed rear aspect window, under stairs cupboard, Bi-Folding patio doors leading out onto the Rear Garden,

FIRST FLOOR LANDING

Doors giving access to all rooms and loft.

MASTER BEDROOM

11'7 x 10'7 (3.53m x 3.23m)

Double glazed rear aspect window, fitted wardrobes.

BEDROOM 2

12'3 x 7'6 (3.73m x 2.29m)

Front aspect double glazed window.

BEDROOM 3

8'11 x (2.72m x)

Front aspect double glazed window.

BATHROOM

Modern refitted matching suite, panel enclosed bath with shower over, wash hand basin, low level W.C, obscure glass rear aspect window.

OUTSIDE

FRONT GARDEN

Laid to lawn, pathway leading to the front door.

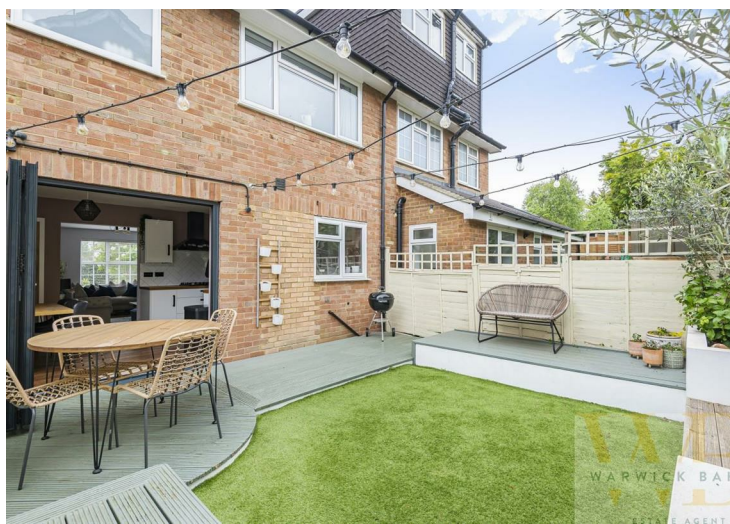
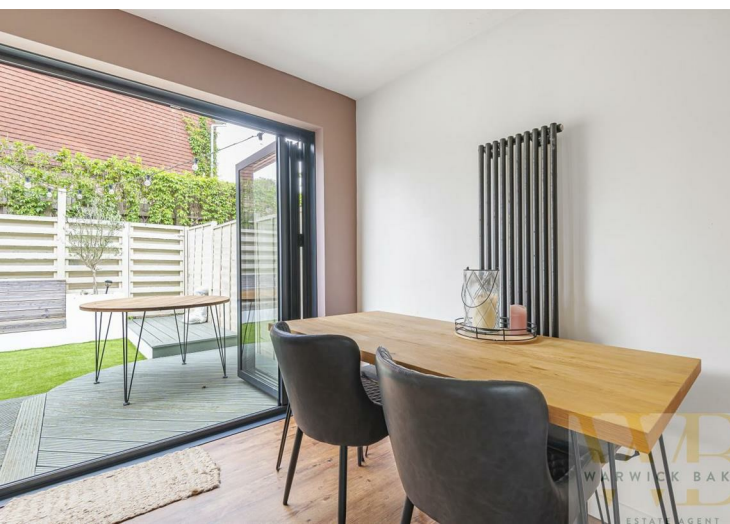
REAR GARDEN

Landscaped and low maintenance,

area of artificial grass, raised decked areas, gated rear access.

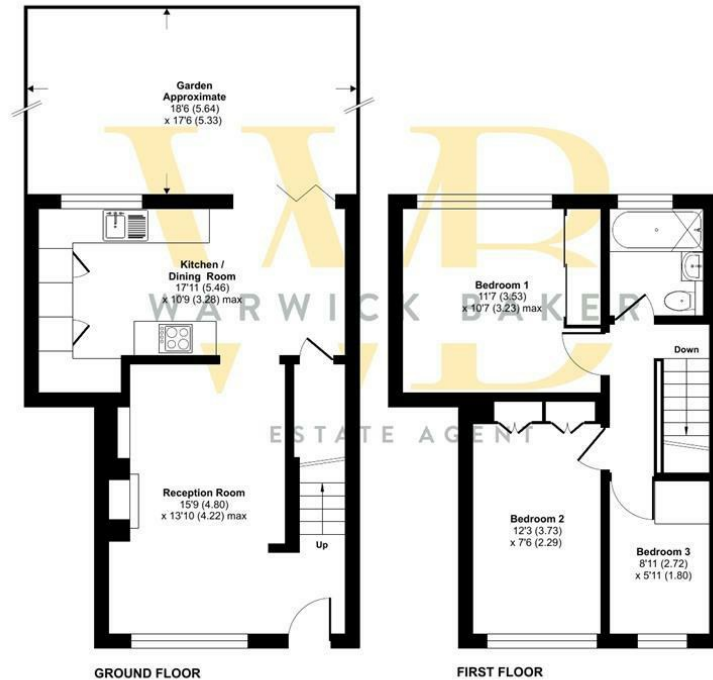
GARAGE

Situated en bloc with metal up and over door.

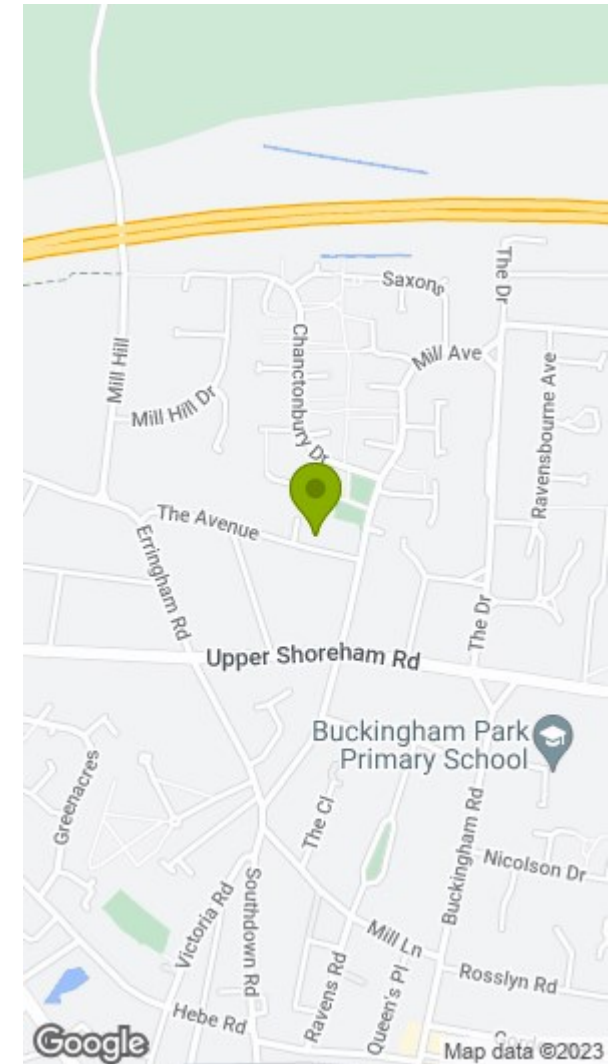


The Avenue, Shoreham-by-Sea, BN43

Approximate Area = 774 sq ft / 72 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 843192



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		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59		(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	