



54 Kingston Lane | | Shoreham-By-Sea | BN43 6YB



ESTATE AGENT



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£399,950

*** OFFERS IN EXCESS OF £399,950 ***

OPEN HOUSE SATURDAY 14TH AUGUST 10AM - 11:30AM - CALL NOW TO BOOK A SLOT.

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS THREE BEDROOM SEMI DETACHED HOUSE IN KINGSTON LANE WITH A WEST FACING GARDEN AND OFF ROAD PARKING.

- SEMI DETACHED HOUSE
- WESTERLY ASPECT REAR GARDEN
- CALL NOW TO VIEW
- THREE BEDROOMS
- VACANT POSSESSION
- 01273 461144
- 11'11 LIVING ROOM
- OFF ROAD PARKING
- 11'5 DINING ROOM
- NO ONWARD CHAIN

ENTRANCE HALL

Doors to both Kitchen and Living Room, front and side aspect windows, under stairs storage cupboard, stairs turning and rising to the First Floor Landing.

LIVING ROOM

11'11 x 11'5 (3.63m x 3.48m)

Front aspect window, opening to

DINING ROOM

11'5 x 7'11 (3.48m x 2.41m)

Sliding patio doors leading out onto the Rear Gardens, door to

KITCHEN

11'4 x 10'6 (3.45m x 3.20m)

Range of wall and base units, inset sink unit, inset 4 ring hob, eye level oven, eye level fridge, space for further appliances, rear aspect window, door giving access to the rear gardens.

FIRST FLOOR LANDING

Doors giving access to all rooms

BEDROOM 1

12'11 x 11'5 (3.94m x 3.48m)

Front aspect window..

BEDROOM 2

11'2 x 10'08 (3.40m x 3.25m)

Rear aspect window, double wardrobes.

BEDROOM 3

11'5 x 6'2 (3.48m x 1.88m)

Front aspect window, fitted wardrobes.

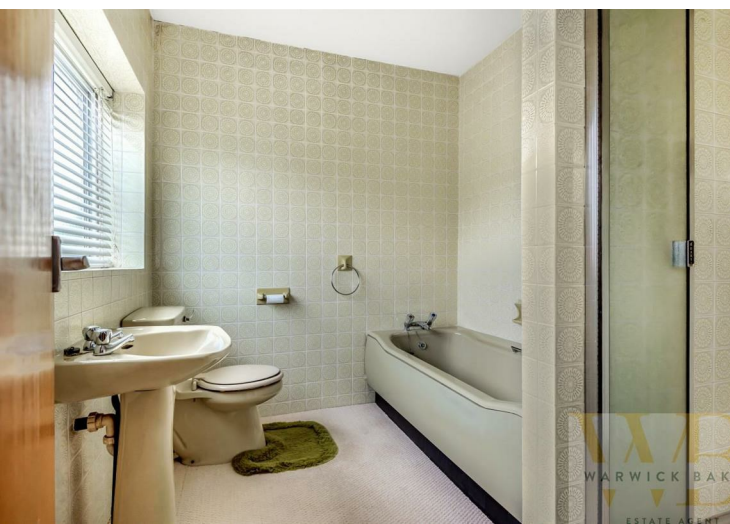
OUTSIDE

FRONT GARDENS

Off road parking for numerous cars, area of lawn with flower and shrub borders.

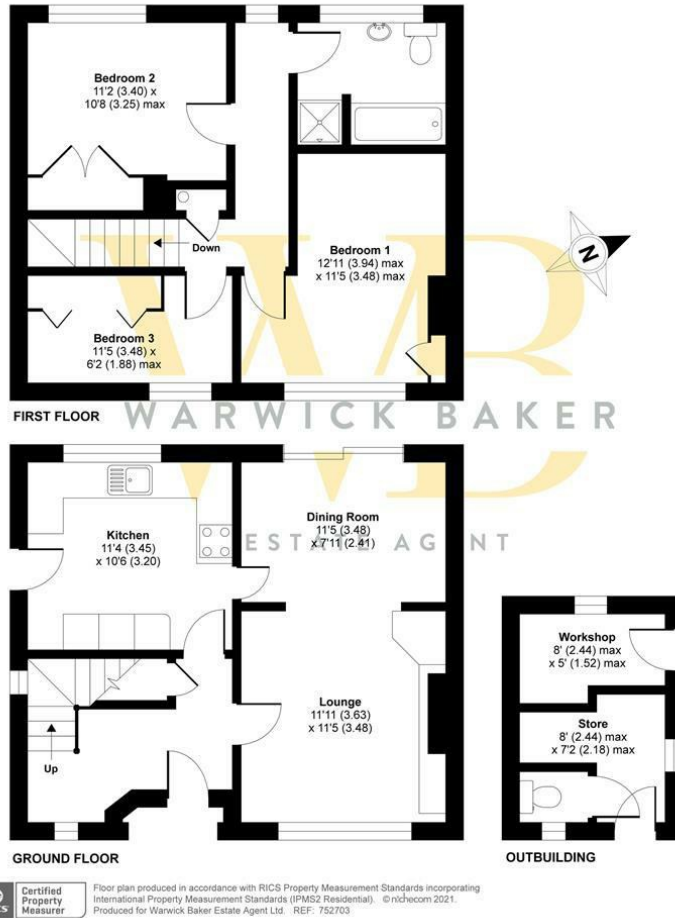
REAR GARDENS

Enclosed by panel fencing, laid to lawn with area of patio, brick built shed with workshop and W.C.



Kingston Lane, Shoreham-by-Sea, BN43

Approximate Area = 933 sq ft / 86.6 sq m
 Outbuilding = 95 sq ft / 8.8 sq m
 Total = 1028 sq ft / 95.5 sq m
 For identification only - Not to scale



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

Energy Efficiency Rating: 84 (Potential), 69 (Current)

Environmental Impact (CO₂) Rating: A (Potential), C (Current)