4 The Kestrels | | Shoreham By Sea | BN43 5UL

WARWICK BAKER
ESTATE AGENT

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£345,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS MID-TERRACE HOUSE. LOCATED IN THE HEART OF THE TOWN CENTRE, WITHIN 400 METRES OF THE MAINLINE RAILWAY STAION (LONDON - VICTORIA 80 MINUTES). THE PROPERTY BENEFITS FROM ENTRANCE HALL, TWO BEDROOMS, 16' WEST FACING LOUNGE, DINING ROOM, KITCHEN, SHOWER ROOM, FRONT GARDEN AND 28' LAWNED REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE LOBBY
- 2 BEDROOMS
- IDEAL FOR FIRST TIME BUYERS
- 16' WEST FACING LOUNGE
- SHOWER ROOM
- IDEAL FOR BUY TO LET INVESTORS
- DINING ROOM
- FRONT GARDEN
- KITCHEN
- 28' REAR GARDEN

Part frosted double glazed front door leading to:

ENTRANCE LOBBY
4'4" x 3'4" (1.34 x 1.02)
Single panel radiator.

Georgian style glazed door off entrance lobby to:

LOUNGE
16'3" x 12'8" (4.97 x 3.87)
Into bay with double glazed windows to the front having a westerly aspect, feature open fireplace with marble insert, marble tiled hearth, double panelled radiator, double doors giving access to under stairs storage cupboard housing gas and electric meters, electric trip switches, shelving over.

Feature archway off lounge to:

DINING ROOM
8'0" x 7'2" (2.46 x 2.20)
Double glazed windows to the rear having an easterly aspect, double panelled radiator.

Sliding door off dining room to:

KITCHEN
7'6" x 6'11" (2.29 x 2.11)
Comprising 1 1/4 bowl stainless steel sink unit with mixer tap, inset into wood work top, storage cupboards under, space and plumbing for washing machine to the side, space for fridge to the side, tiled splash back, wall mounted ' WORCESTER' gas fired combination boiler over, adjacent matching wood work top with range of drawers and cupboards under, space for cooker to the side, tray space to the side, space for freezer to the side, tiled splash back, shelving over, double glazed windows to the rear having an easterly aspect, painted tiled flooring.

Stairs with handrail up from entrance lobby to:

LANDING
Exposed wood floor boards, access to loft storage space, borrowed light from bedroom 1and 2 and bathroom.

Door off landing to:

BEDROOM 1
13'1" x 8'11" (4.00 x 2.73)
Double glazed windows to the front having a westerly aspect, double panelled radiator, exposed wood floor boards, built in double doored storage cupboard with hanging and shelving space, double doored storage cupboard over.

Door off landing to:

BEDROOM 2
11'10" x 9'5" (3.62 x 2.88)
Double glazed windows to the rear having an easterly aspect, double panelled radiator, built in open storage cupboard with shelving, exposed wood floor boards.

Door off landing to:

SHOWER ROOM
Comprising pedestal wash hand basin with hot and cold taps, tiled splash back, low level wc, heated hand towel rail, high level electric convector heater, frosted double glazed windows, cork tiled flooring, step in fully tiled shower cubicle with built in shower, separate shower attachment, hand grip, twin sliding glazed doors.

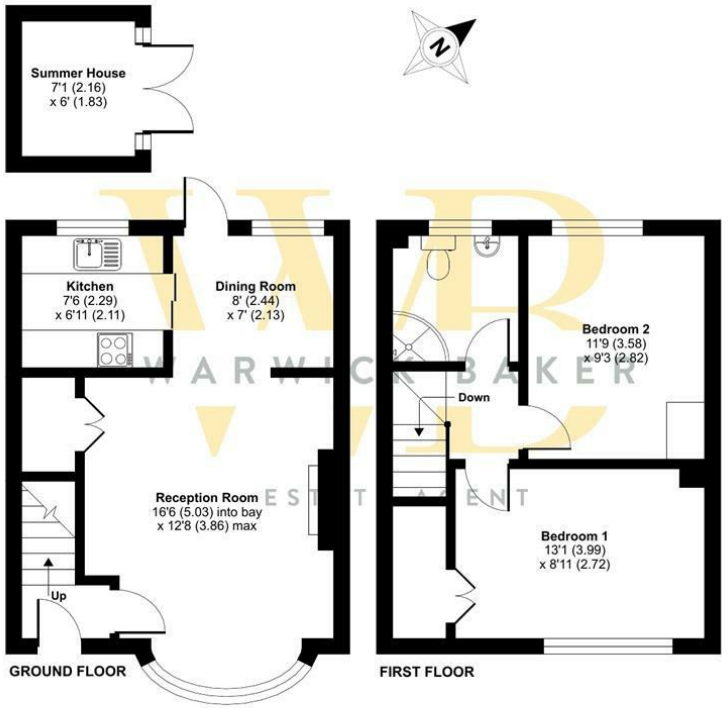
FRONT GARDEN
17'8" x 16'2" (5.39 x 4.94)
Having a westerly aspect, concrete pathway to the front door, formal patio area, central flower and shrub area with a variety of Iris's, Crab Apple Tree and Hibiscus Tree.

Double glazed French door from dining room to:

REAR GARDEN
28'1" x 16'9" (8.57 x 5.12)
Having an easterly aspect, patio area, step up to lawned area with a variety of flowers and shrubs, central rose bush, apple tree on one part of the fence, timber built summerhouse, all enclosed by fencing to three sides, rear gate giving access to alleyway which leads to Nicolson Drive, ideal for bike access.

The Kestrels, Shoreham-by-Sea, BN43

Approximate Area = 721 sq ft / 67 sq m
Outbuilding = 43 sq ft / 4 sq m
Total = 764 sq ft / 71 sq m
For identification only - Not to scale



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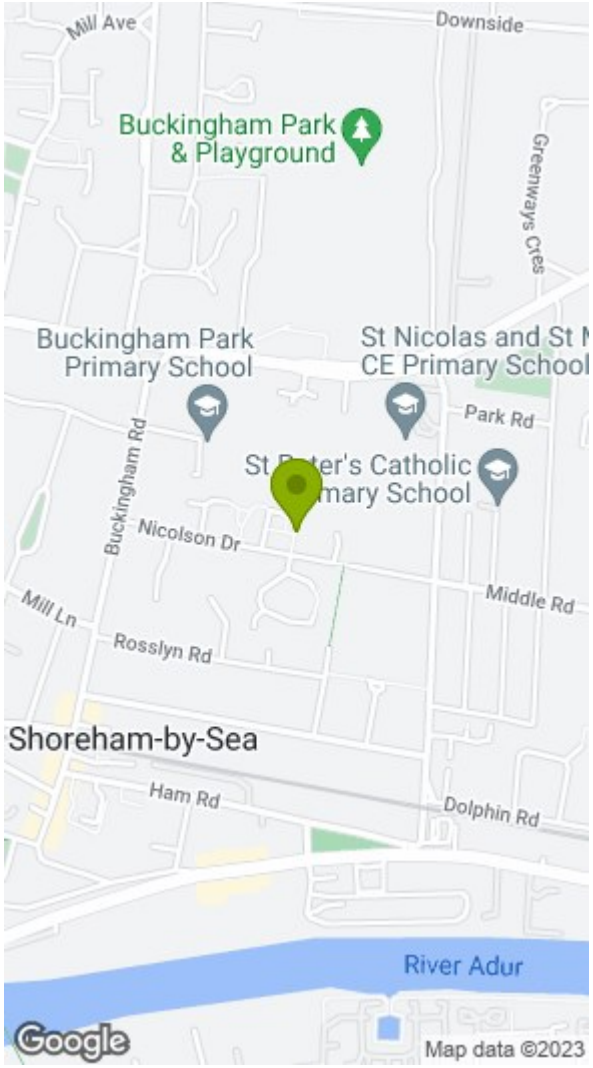
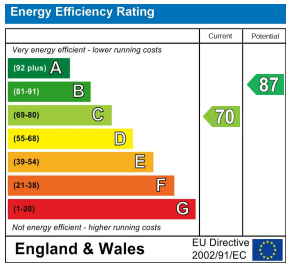
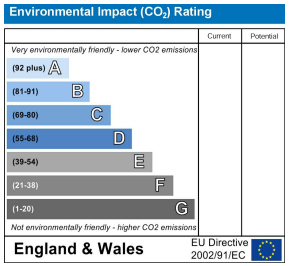
RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Warwick Baker Estate Agent Ltd. REF: 925754







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