29 New Barn Road | | Shoreham-By-Sea | BN43 6HN

WARWICK BAKER
ESTATE AGENT

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£650,000

*** £650,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED EXTENDED SEMI-DETACHED CHALET BUNGALOW.

THE PROPERTY BENEFITS FROM SPACIOUS LIVING ACCOMMODATION OVER TWO FLOORS. ON THE GROUND FLOOR THERE IS 12'9 MODERN FITTED DUAL ASPECT KITCHEN OPENING TO A 13'2 DINING ROOM WITH PATIO DOORS LEADING OUT ONTO THE REAR GARDEN, A 14'4 LIVING ROOM, TWO DOUBLE BEDROOMS TO THE FRONT ASPECT BOTH WITH BAY WINDOWS A SMALLER BEDROOM 5 / STUDY AND A REFITTED MODERN SHOWER ROOM AND A SEPERATE CLOAKROOM. UPSTAIRS THERE ARE TWO FURTHER DOUBLE BEDROOMS AND A BATHROOM.

- EXTENDED SEMI-DETACHED CHALET BUNGALOW
- 13'2 WEST FACING DINING ROOM
- 22'1 X 14'1 CABIN / ANNEXE
- FIVE BEDROOMS
- 14'4 LIVING ROOM
- PLEASE CALL TO VIEW 01273 461144
- WESTERLY ASPECT REAR GARDENS
- DOWNSTAIRS MODERN WET ROOM
- MODERN DUAL ASPECT KITCHEN
- GARAGE & OFF-ROAD PARKING FOR NUMEROUS CARS

ENTRANCE HALL
Door to front, stairs rising to the First-Floor Landing, doors giving access to all rooms.

LIVING ROOM
14'4 x 11'9 (4.37m x 3.58m)
Sliding doors opening to

DINING ROOM
13'2 x 9'9 (4.01m x 2.97m)
Westerly aspect room, French Doors leading out onto the rear gardens, doorway to

KITCHEN / BREAKFAST ROOM
12'9 x 10' (3.89m x 3.05m)
Modern extensive range of wall and base units, work surfaces over, inset hob, oven under, extractor hood over, inset sink unit, integrated appliances. Southerly and Westerly aspect windows.

BEDROOM ONE
15'4 x 10'10 (4.67m x 3.30m)
Front aspect bay window, fitted wardrobes.

BEDROOMS TWO
13'8 x 12'4 (4.17m x 3.76m)
Front aspect bay window, fitted cupboard.

BEDROOM FIVE / STUDY
9'4 x 5'4 (2.74m'1.22m x 1.52m'1.22m)
Side aspect window.

SHOWER ROOM
Refitted modern suite, walk-in shower, low-level W.C., wash hand basin, side aspect obscure glass window.

W.C.
Matching suite, wash hand basin, W.C, side aspect obscure glass window.

FIRST FLOOR LANDING
Doors giving access to both bedrooms and bathroom.

BEDROOM THREE
13'7 x 9'4 (4.14m x 2.84m)
Westerly aspect window with views, and storage cupboards.

BEDROOM FOUR
11'7 x 9'9 (3.53m x 2.97m)
Front aspect windows, and storage cupboards.

BATHROOM
Matching suite, panel enclosed bath with shower attachment, wash hand basin, W.C.

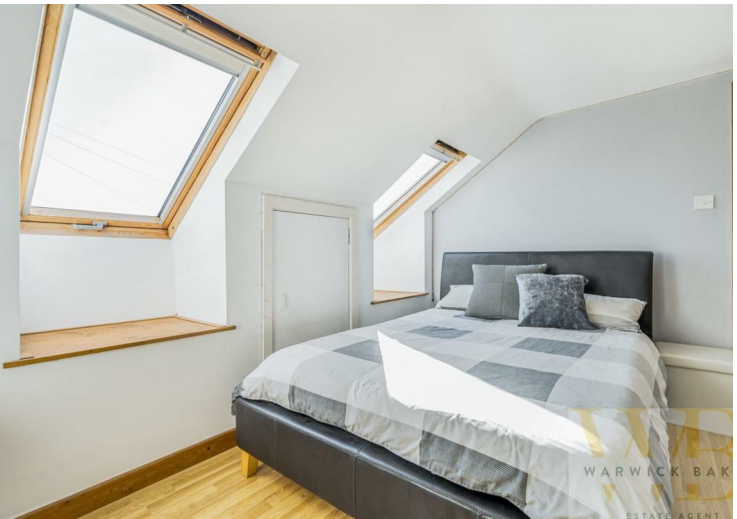
OUTSIDE

FRONT GARDEN
Off-road parking for numerous cars.

GARAGE
17'4 x 9'11 (5.28m x 3.02m)
Up and over door, power and light, space and plumbing for washing machine and tumble dryer.

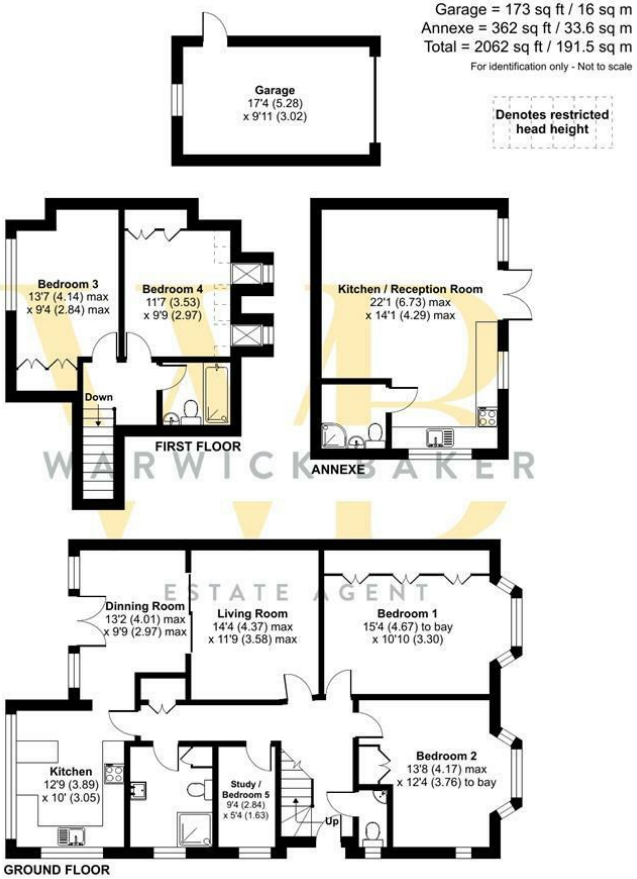
REAR GARDEN
Westerly aspect, predominantly laid to lawn with areas of patio. Large storage area behind the Cabin.

CABIN / LODGE / ANNEXE
22'1 x 14'1 (6.73m x 4.29m)
Vaulted ceiling, front aspect windows and patio doors leading out onto a decked area. Modern fitted kitchen, door to a modern shower room.



New Barn Road, Shoreham-by-Sea, BN43

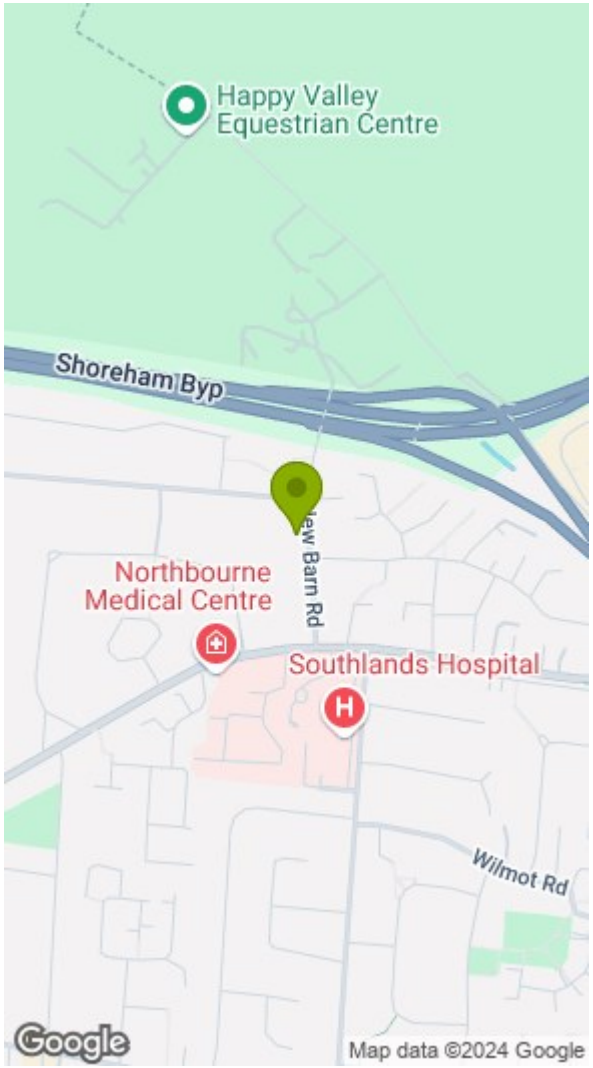
Approximate Area = 1517 sq ft / 104.9 sq m
Limited Use Area(s) = 10 sq ft / 0.9 sq m
Garage = 173 sq ft / 16 sq m
Annexe = 362 sq ft / 33.6 sq m
Total = 2062 sq ft / 191.5 sq m
For identification only - Not to scale

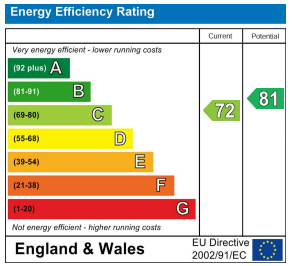


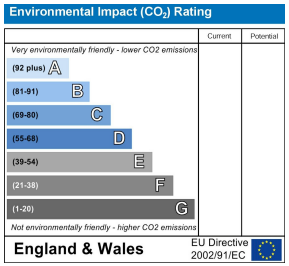
WARWICK BAKER ESTATE AGENT

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1193234







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