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

WARWICK BAKER
ESTATE AGENT

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

£405,000

*** £405,000 ***

WARWICK BAKER ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SEMI-DETACHED BUNGALOW. THE PROPERTY IS LOCATED IN NORTH SHOREHAM, PRESENTED WELL THROUGHOUT BENEFITING, FROM ENTRANCE HALL, TWO DOUBLE BEDROOMS, LOUNGE, CONSERVATORY, KITCHEN/BREAKFAST ROOM, WET ROOM, FRONT GARDEN, SHARED DRIVEWAY, GARAGE AND LAWNED REAR GARDEN. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- 13' KITCHEN/BREAKFAST ROOM
- 50' REAR LAWNED GARDEN
- 2 BEDROOMS
- WET ROOM
- NO UPWARD CHAIN
- 16' LOUNGE
- FRONT GARDEN
- CONSERVATORY
- SHARED DRIVEWAY + GARAGE

Part leaded frosted double glazed front door leading to:

ENTRANCE HALL
13'8" in length (4.19 in length)
Single panel radiator, laminate wood flooring.

Door off entrance hall to:

LOUNGE
16'2" x 11'2" (4.93 x 3.42)
Double glazed window to the rear having an easterly aspect, double panelled radiator, feature contemporary electric fire.

Sliding double glazed patio door off lounge to:

CONSERVATORY ROOM
11'10" x 7'3" (3.63 x 2.23)
Range of double glazed windows and double glazed door to the rear having an easterly aspect, double glazed windows to the side, double panelled radiator, vinyl flooring, UPVC roof.

Door off entrance hall to:

KITCHEN/BREAKFAST ROOM
13'9" x 10'11" (4.20 x 3.35)
Being ' L ' shaped, 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect work top, storage cupboards under, space and plumbing for washing machine to the side, space and plumbing for dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in storage cupboard to the side housing ' VAILLANT ' gas fired combination boiler, adjacent matching ' Z ' shaped work top, drawers and cupboards under, space for fridge and freezer to the side, space for cooker, tiled splash back, stainless canopied extractor hood over, complimented by matching wall units to the side, matching adjacent breakfast bar, double panelled radiator, double glazed windows and door to the rear having an easterly aspect, double glazed windows to the side, vinyl flooring, access to loft storage space, downlighting, door giving access to larder style storage cupboard with shelving, housing gas meter, frosted double glazed window to the rear.

Door off entrance hall to:

BEDROOM 1
13'0" x 10'10" (3.97 x 3.32)
Into bay with double glazed windows to the front having a westerly aspect, two built in double doored wardrobes with hanging and shelving space, three drawers below both, two single doored wardrobes with hanging and shelving space, single panel radiator.

Door off entrance hall to:

BEDROOM 2
9'8" x 7'5" (2.95 x 2.28)
Double glazed windows to the front having a westerly aspect, built in double doored storage cupboard housing electric meter and electric trip switches, shelf over, single panel radiator.

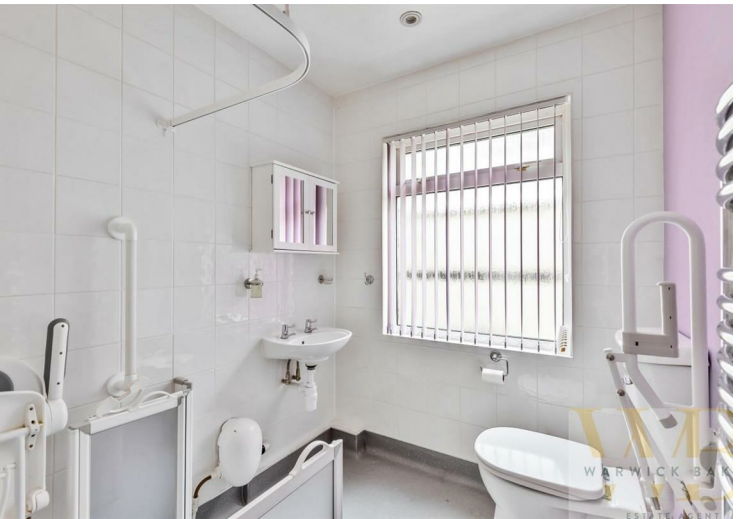
Door off entrance hall to:

WET ROOM
7'8" x 5'11" (2.34 x 1.82)
Being part tiled, walk in shower area, wall mounted ' MIRA ' independent shower unit with separate shower attachment, shower rail and curtain, seat, folding UPVC shower door, wall mounted hand basin with hot and cold taps, low level wc, heated hand towel rail, frosted double glazed windows, vinyl flooring spot lighting, extractor fan.

FRONT GARDEN
20'3" x 30'6" (6.19 x 9.32)
Laid to lawn, off road parking space, shared driveway leading to:

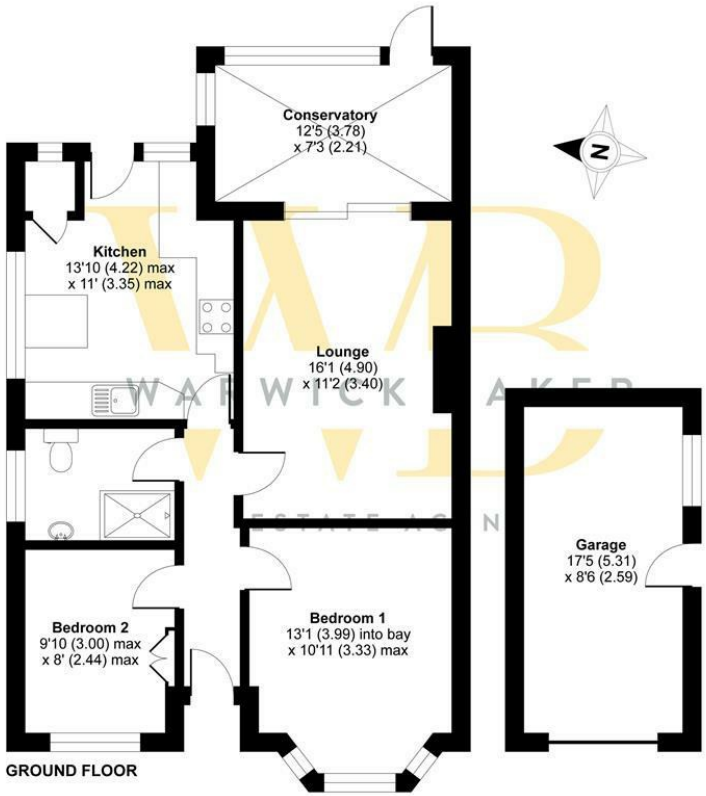
GARAGE
Up and over door, power and lighting, double glazed windows and part glazed door giving access to:

REAR GARDEN
50'5" x 20'8" (15.37 x 6.31)
Laid partly to patio slabs, lawned area, enclosed by fencing, having an easterly/southerly aspect.



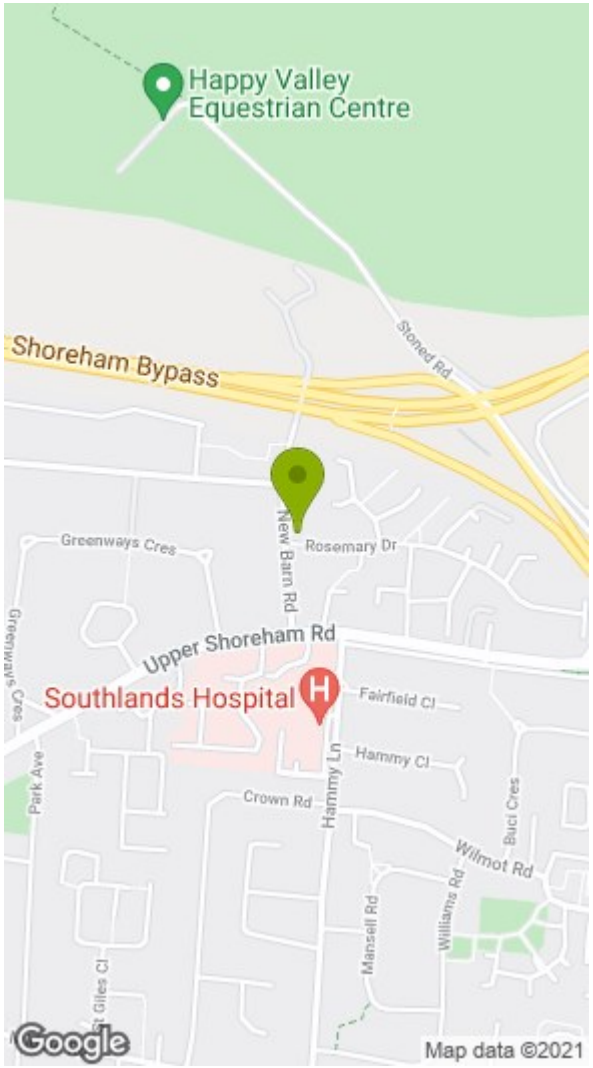
New Barn Road, Shoreham-by-Sea, BN43

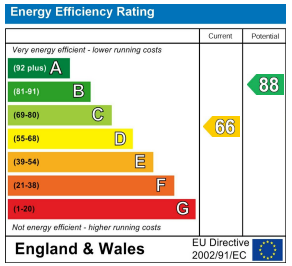
Approximate Area = 760 sq ft / 70.6 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 908 sq ft / 84.3 sq m
For identification only - Not to scale

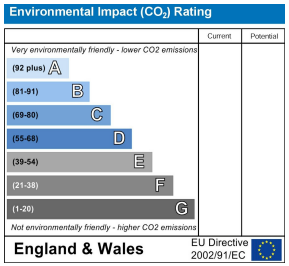


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 739509







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

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