59 Crown Road | | Shoreham-By-Sea | BN43 6GD

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £450,000

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CHALET BUNGALOW, COMPLETELY RENOVATED TO A HIGH STANDARD, WESTERLY ASPECT REAR GARDENS.

OPEN HOUSE - SATURDAY 7TH NOVEMBER 10AM - 12PM

BY APPOINTMENT ONLY - PLEASE CALL 01273 461144

01273 461144

- COMPLETE RENOVATION
- OPEN HOUSE
- 01273 461144
- BUNGALOW
- SAT 7TH NOV
- 3/4 BEDROOMS
- 10AM-12PM
- WESTERLY ASPECT GARDENS
- BY APPOINTMENT ONLY

ENTRANCE PORCH
Double glazed door to front

ENTRANCE HALL
Door giving access to Kitchen / Reception Room, Cloakroom, Dining Room / Bedroom 4, Bedroom 3, stairs rising to the First Floor Landing.

KITCHEN / RECEPTION ROOM
22'06 x 13'01 (6.86m x 3.99m)
Open plan Reception Room - Kitchen Area - Fitted modern range of wall and base units, breakfast bar area, work surfaces, inset sink unit, inset eye level double oven, 4 ring gas hob, extractor, space and plumbing for American style fridge freezer, space and plumbing for washing machine. Double glazed rear aspect window.
Living Area - Tri-Folding doors leading out onto the Westerly aspect Rear Garden.

DINING ROOM / BEDROOM 3
15'05 x 8'04 (4.70m x 2.54m)
Double glazed front aspect bay window, storage cupboard.

BEDROOM 4
12' x 8'02 (3.66m x 2.49m)
Double glazed front aspect window.

FIRST FLOOR LANDING
Doors to both Bedrooms, family bathroom, Velux window.

BEDROOM 1
12'10 x 10'10 (3.91m x 3.30m)
Double glazed Westerly aspect window, door to

EN-SUITE
Modern matching white suite, corner shower cubicle, wash hand basin, low level W.C, Velux window, eaves storage.

BEDROOM 2
11'05 x 9'09 (3.48m x 2.97m)
Double glazed Westerly aspect window.

FAMILY BATHROOM
Modern matching white suite, P-Shaped bath with shower attachement, vanity unit with wash hand basin, low level W.C, Velux window, eaves storage.

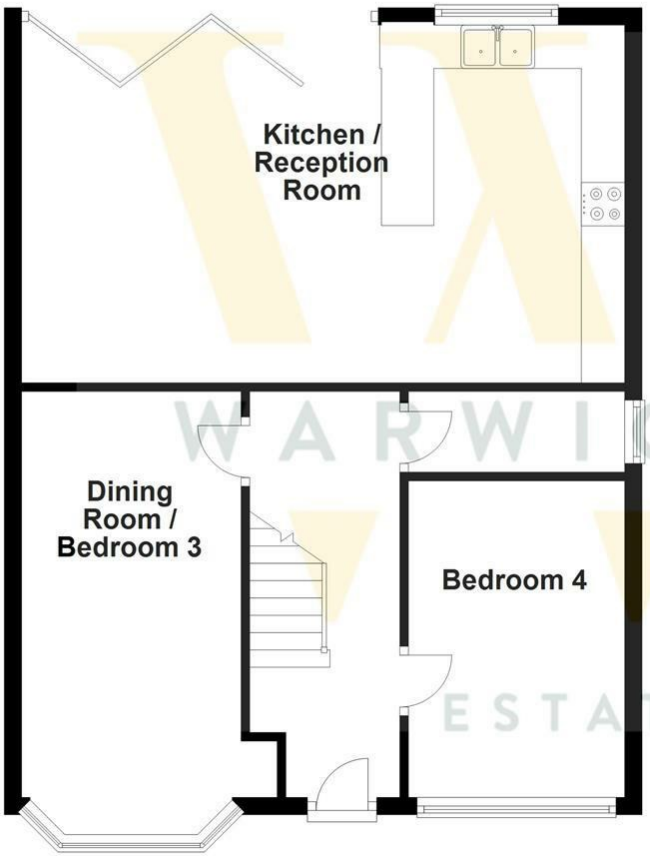
OUTSIDE

FRONT GARDEN
Driveway providing off road parking, area of lawn with shrub borders.

WESTERLY ASPECT REAR GARDEN
Enclosed by panel fencing, areas of lawn, decking and artificial grass, with mature tree and shrub borders, gated side access.

GARAGE

Ground Floor
Approx. 62.4 sq. metres (671.2 sq. feet)



First Floor
Approx. 42.7 sq. metres (460.0 sq. feet)

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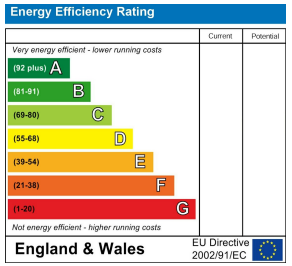
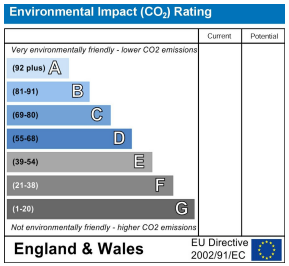
Total area: approx. 105.1 sq. metres (1131.2 sq. feet)





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