308 Upper Shoreham Road | | Shoreham-By-Sea | BN43 6BA

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £750,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SEMI-DETACHED FAMILY HOUSE. LOCATED IN NORTH SHOREHAM WITHIN 100 METRES OF BUCKINGHAM PARK. THE MAINLINE RAILWAY STATION IS WITHIN 1 MILE (LONDON VICTORIA- 70 MINUTES). THE PROPERTY BENEFITS FROM ENTRANCE PORCH, ENTRANCE HALL, 13' SOUTH FACING LOUNGE, 12' DINING ROOM, CONSERVATORY ROOM, KITCHEN, BREAKFAST ROOM, FOUR BEDROOMS, FAMILY BATHROOM, FRONT PARKING FOR NUMEROUS CARS, GARAGE AND 101' WELL ESTABLISHED REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE PORCH & ENTRANCE HALL
- 13' SOUTH FACING LOUNGE
- 12' DINING ROOM + CONSERVATORY ROOM
- KITCHEN + BREAKFAST ROOM
- FOUR BEDROOMS
- FAMILY BATHROOM
- FRONT DRIVE
- GARAGE
- 101' REAR GARDEN
- NO UPWARD CHAIN

Part double glazed front door leading to:

ENTRANCE PORCH
6'9" x 2'10" (2.08 x 0.87)
Two floor to ceiling frosted double glazed windows to the front, double glazed windows to both sides having easterly and westerly aspect.

Part leaded frosted stained glass front door off entrance porch to:

ENTRANCE HALL
15'6" in length (4.73 in length)
Two leaded frosted double glazed windows to the front having a favoured southerly aspect, double panelled radiator, hardwood flooring, door giving access to under stairs storage cupboard housing gas and electric meters, electric trip switches unit.

Georgian style glazed door off entrance hall to:

LOUNGE
13'8" x 12'8" (4.18 x 3.87)
Double glazed windows to the front having a favoured southerly aspect, feature fire place surround and mantle, marble insert, marble hearth, electric fire, double panelled radiator.

Archway off lounge to:

FAMILY ROOM
12'11" x 11'0" (3.96 x 3.36)
Double glazed window to the rear, double panelled radiator, Georgian style glazed door giving access to the entrance hall.

Sliding double glazed patio door off family room to:

CONSERVATORY ROOM
10'10" x 7'1" (3.31 x 2.18)
Two double glazed windows and sliding patio doors to the rear, tiled flooring, sloping double glazed UPVC roof.

Georgian style glazed door off entrance hall to:

DINING ROOM
10'4" x 9'5" (3.16 x 2.89)
Double glazed windows to the side having an easterly aspect, two built in storage cupboards with shelving, double panelled radiator, hardwood flooring.

Archway off dining room to:

KITCHEN
8'8" x 6'10" (2.66 x 2.09)
Comprising stainless steel sink unit with mixer tap, inset into granite effect rolled edge work top, slow closing drawers and cupboards under, space and plumbing for washing machine to the side, tiled splash back, complimented by matching wall units over with two glass display cabinets, adjacent matching work top with inset ' IGNIS ' four ring electric hob, electric oven under, pull out spice rack to the side, storage cupboard to the side, tiled splash back, complimented by matching wall units over with corner end display shelf, built in integrated extractor hood, double panelled radiator, double glazed window to the rear, double glazed window to the side having an easterly aspect, hard wood flooring, part frosted double glazed door to the side.

Stairs with bannister and spindle up from entrance hall to:

LANDING
Leaded stained glass double glazed windows to the side, single panel radiator.

Original wood panelled door off landing to:

BEDROOM 3
14'1" x 10'4" (4.30 x 3.15)
Double glazed windows to the front having a favoured southerly aspect, single panel radiator.

Original wood panelled door off landing to:

BEDROOM 2
13'6" x 9'11" (4.14 x 3.03)
Double glazed windows to the rear, built in double mirrored door wardrobe with hanging and shelving space, single mirrored door wardrobe to the side with hanging and shelving space, three drawers under, further built in double doored wardrobe with hanging and shelving space, single door wardrobe to the side, single panel radiator.

Original wood panelled door off landing to:

BEDROOM 4
7'10" x 7'8" (2.41 x 2.34)
Double glazed windows to the front having a favoured southerly aspect, single panel radiator.

Original wood panelled door off landing to:

SHOWER ROOM
Being fully tiled, comprising vanity unit with ceramic sink unit and contemporary style mixer tap, double doored storage cupboard under, heated hand towel rail, frosted double glazed window, vinyl flooring, extractor fan, step in fully tiled shower cubicle with built in shower with rainfall style shower head and separate shower attachment, sliding glass shower door.

Stairs with bannister and spindle to door to:

SPLIT LEVEL LANDING
Four stairs up to:

BEDROOM 1
18'3" x 16'2" (5.58 x 4.94)
Being ' L ' shaped, double glazed windows to the front having a favoured southerly aspect, double glazed windows to the side having an easterly aspect, two eaves storage cupboards, three sets of double panelled radiators, access to loft storage space.

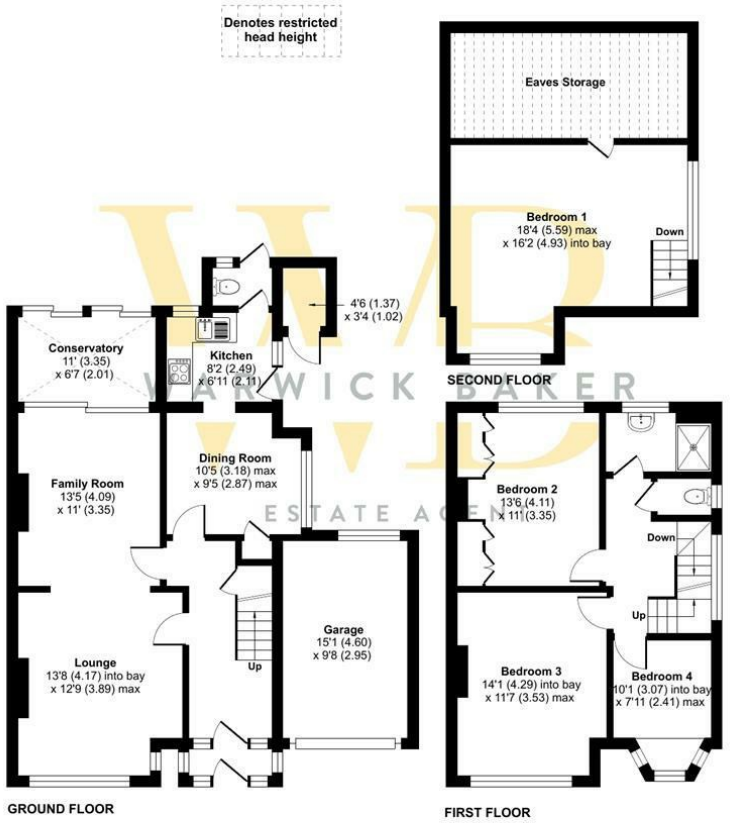
FRONT PARKING
35'2" x 26'9" (10.74 x 8.16)
Laid totally to ' RUMBLESTONE ' with off road parking for numerous cars, enclose by low brick walls, leading to:

GARAGE
14'11" x 9'7" (4.57 x 2.93)
With electric up and over door, power and lighting, wall mounted gas fired combination boiler, window to the rear, sloping roof.

REAR GARDEN
100'11" x 35'9" (30.78m x 10.90)
Patio area, step up to raised patio area, lawned area, part concrete pathway, variety of flowers trees and shrubs, two glass greenhouses, timber built shed, apple tree, door giving access to outside cloakroom with low level wc, wall mounted wash hand basin with hot and cold taps, tiled splash back, door giving access to tool shed, all enclosed by fencing to three sides, side courtyard area with gate giving access to the front area.

Upper Shoreham Road, Shoreham-by-Sea, BN43

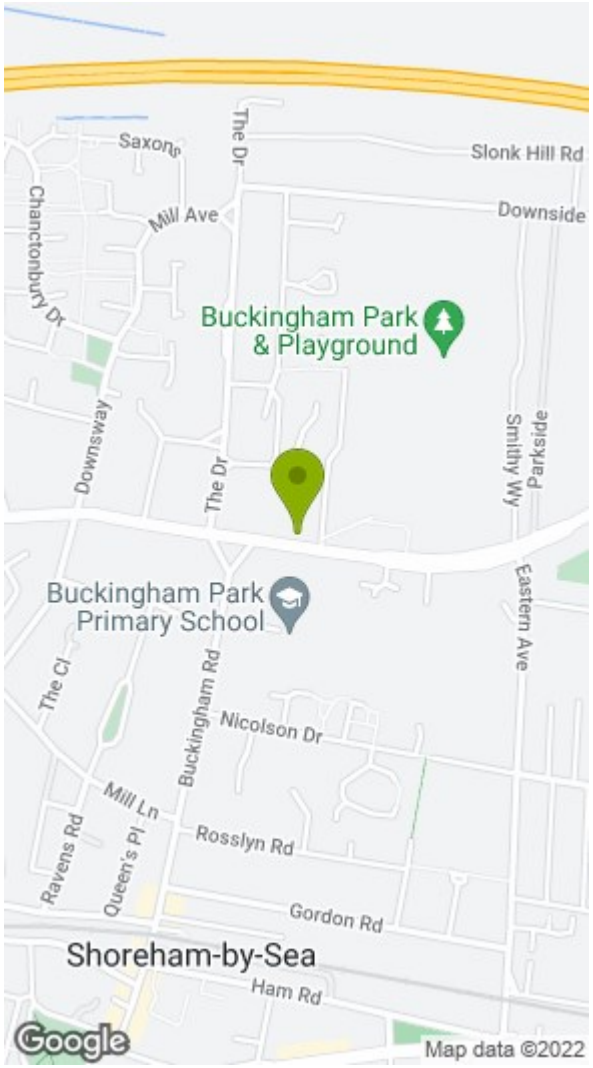
Approximate Area = 1662 sq ft / 154.3 sq m (includes garage)
Limited Use Area(s) = 158 sq ft / 15 sq m
Outbuilding = 15 sq ft / 1.3 sq m
Total = 1835 sq ft / 170.4 sq m
For identification only - Not to scale

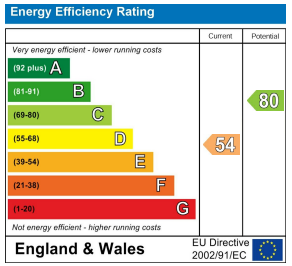


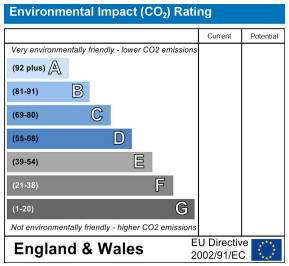
WARWICK BAKER ESTATE AGENT

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 838216







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