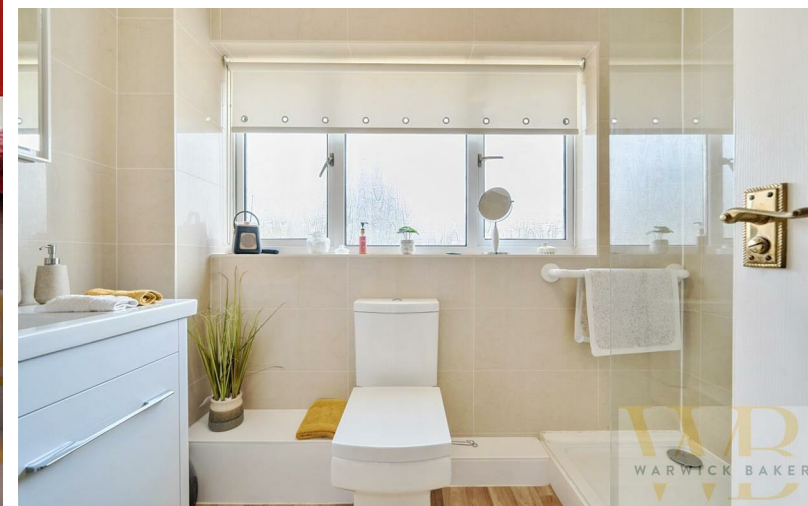




121 Greenacres | | Shoreham-By-Sea | BN43 5XL



ESTATE AGENT



## 121 Greenacres | | Shoreham-By-Sea | BN43 5XL

Offers In Excess Of £480,000

\*\*\* OFFERS IN EXCESS OF £480,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT TO YOU THIS BEAUTIFULLY APPOINTED EXTENDED SEMI-DETACHED HOME IN THE HIGHLY DESIRABLE LOCATION OF GREENACRES.

NESTLED IN THE SERENE EMBRACE OF A QUIET CUL-DE-SAC AND GRACING A GENEROUS CORNER PLOT, THIS DELIGHTFUL PROPERTY IS JUST A STROLL AWAY FROM THE CHARMING SHOREHAM TOWN CENTRE. WITH SPACIOUS LIVING THAT FLOWS GRACEFULLY OVER TWO FLOORS, IT BACKS ONTO TRANQUIL ALLOTMENTS, OFFERING A PEACEFUL RETREAT RIGHT AT YOUR DOORSTEP.

- QUIET CUL-DE-SAC IN GREENACRES
- MODERN EXTENDED KITCHEN
- VENDOR SUITED - END OF CHAIN
- EXTENDED SEMI-DETACHED FAMILY HOME
- GROUND FLOOR CLOAKROOM
- PLEASE CALL TO VIEW
- 15'10 X 13'7 SOUTHERLY ASEPECT LIVING ROOM
- THREE BEDROOMS
- 17'1 CONSERVATORY
- CORNER PLOT, LARGE REAR GARDENS BACKING ALLOTMENTS

AS YOU STEP INSIDE, YOU ARE WELCOMED BY A SUN-DRENCHED LIVING/DINING ROOM, MEASURING AN INVITING 15'10" X 13'7". THE MODERN FITTED KITCHEN BREAKFAST ROOM IS THE HEART OF THE HOME, PERFECT FOR ENJOYING COSY BREAKFASTS AND CULINARY ADVENTURES. A CONVENIENT GROUND-FLOOR CLOAKROOM ADDS TO THE PRACTICALITY. AT THE SAME TIME, THE SPLENDID 17'1" CONSERVATORY, OVERLOOKING THE EXPANSIVE REAR GARDENS, INVITES YOU TO BASK IN NATURAL LIGHT AND THE BEAUTY OF THE OUTDOORS.

VENTURE UPSTAIRS, WHERE THREE CHARMING BEDROOMS AWAIT, ACCOMPANIED BY A VERSATILE STUDY/DRESSING ROOM THAT CAN SERVE AS AN OCCASIONAL ROOM TO SUIT

YOUR NEEDS. A MODERN SHOWER ROOM COMPLETES THIS HARMONIOUS LIVING SPACE, ENSURING COMFORT AND ELEGANCE.

OUTSIDE, THE LARGE REAR GARDEN, BACKED BY LOVELY ALLOTMENTS, PROVIDES A PERFECT BACKDROP FOR GATHERING FRIENDS AND FAMILY OR ENJOYING QUIET MOMENTS OF REFLECTION. A SMALL FRONT GARDEN ADDS A TOUCH OF CURB APPEAL, WHILE A GARAGE EN BLOC OFFERS ADDITIONAL CONVENIENCE FOR YOUR VEHICLES.

THIS IMMACULATE HOME AWAITS ITS NEW OWNER AND IS VENDOR-SUITED WITH NO ONWARD CHAIN. DON'T MISS YOUR CHANCE TO EXPERIENCE THE WARMTH AND CHARM THIS PROPERTY HAS TO OFFER.

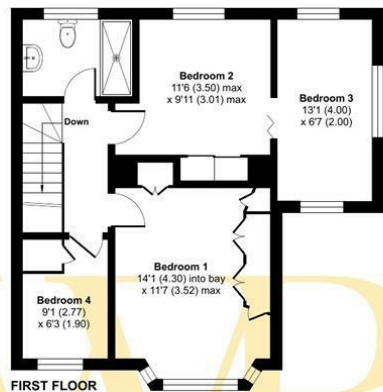
\*\* PLEASE CALL TO ARRANGE YOUR VIEWING TODAY! 01273 461144 \*\*



## Greenacres, Shoreham-by-Sea, BN43

Approximate Area = 1225 sq ft / 113.8 sq m

For identification only - Not to scale

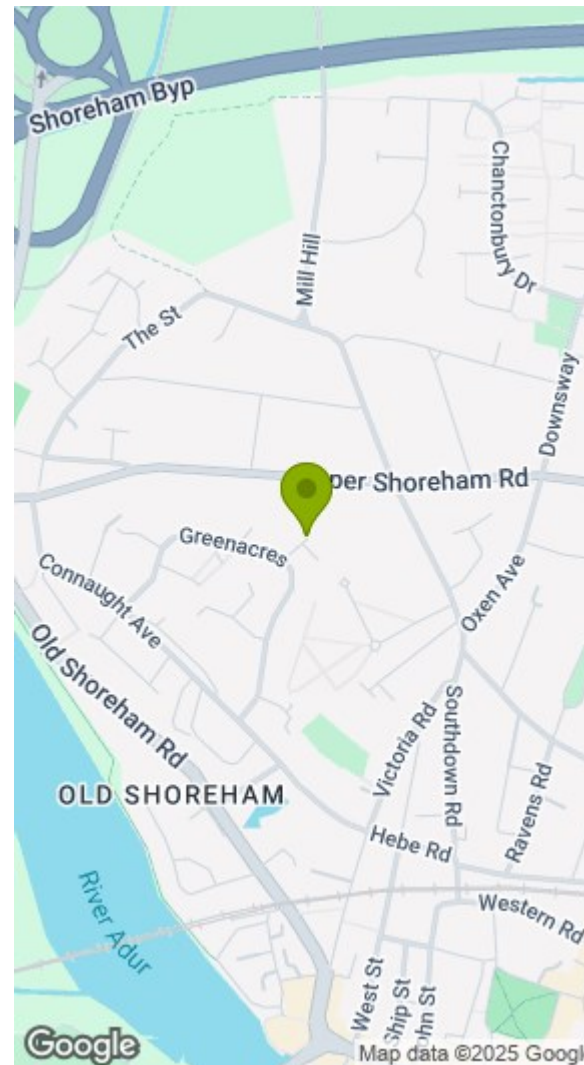


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1343569



### 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	70	79	England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	