



GFF, 33 Victoria Road | | Shoreham-By-Sea | BN43 5LA

**WB**  
WARWICK BAKER  
ESTATE AGENT



GFF, 33 Victoria Road | | Shoreham-By-Sea | BN43 5LA

Offers In Excess Of £299,950

\*\*\* O.I.E.O. £299,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE CONVERTED GROUND FLOOR GARDEN FLAT, LOCATED IN THE HEART OF THE TOWN CENTRE. THE PROPERTY BENEFITS FROM ENTRANCE HALL, 12' WEST FAING LOUNGE, MODERN KITCHEN, 14' DOUBLE BEDROOM, MODERN SHOWER ROOM, FRONT GARDEN AND 20' WEST FACING REAR GARDEN. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- 14' DOUBLE BEDROOM
- 12' WEST FACING LOUNGE
- MODERN KITCHEN
- MODERN SHOWER ROOM
- FRONT GARDEN
- 20' WEST FACING REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS
- NO UPWARD CHAIN

Part frosted glazed door leading to:

### ENTRANCE HALL

**7'4" in length (2.25 in length)**

Laminate tiled flooring, door giving access to under stairs storage cupboard housing gas and electric meters, electric trip switches, cloaks hanging rail, folding door giving access to storage cupboard with shelving and hanging rail.

Part frosted glazed door off entrance hall to:

### LOUNGE

**11'11" x 11'6" (3.65 x 3.52)**

Double glazed window and sliding patio door to the rear having a westerly aspect, feature electric wood burner, double panelled radiator, laminate tiled flooring.

Part frosted glazed door off entrance hall to:

### KITCHEN

**8'8" x 5'7" (2.66 x 1.71)**

Comprising stainless steel sink unit with mixer tap, inset into granite effect work top, built in ' BOSCH ' electric hob to the side, drawer and cupboards under, space and plumbing for slimline dishwasher to the side, space for slimline fridge/freezer to the side, tiled splash back, complimented by matching wall units over, built in ' BOSCH ' electric oven to the side, built in ' BOSCH ' microwave over, storage cupboard over and under, floor to ceiling contemporary style

radiator, frosted and clear double glazed windows to the side, high level display shelf, laminate tiled flooring, spot lighting.

Doorway off kitchen to:

### INNER HALL

**5'10" in length (1.79 in length)**

Built in double louvred door storage cupboard housing ' ALPHA ' wall mounted gas fired combination boiler, shelving to the side, folding louvred doored storage cupboard with space and plumbing for washing machine, space and plumbing for tumble dryer, window to the side, laminate tiled flooring.

Door off inner hall to:

### SHOWER ROOM

Being fully tiled, comprising step in shower area, wall mounted ' AQUAS ' shower unit with rainfall style shower head and separate shower attachment, hand grip, glass shower screen, heated hand towel rail, vanity unit with enamelled sink unit, mixer tap, storage cupboard under, low level wc, frosted windows to the rear, tiled flooring, painted wood panel ceiling.

Door off entrance hall to:

### BEDROOM

**14'0" x 11'6" (4.27 x 3.53)**

Into square bay with double glazed windows

to the front having an easterly/southerly aspect, built in corner double doored wardrobe with hanging and shelving space, double panelled radiator, laminate tiled flooring.

Part frosted glazed door off inner hall to:

### REAR GARDEN

**19'8" x 14'9" (6.00 x 4.50)**

Court yard area 2.99m x 2.90m laid to brick patio, pergola with UPVC corrugated roof, leading to further brick patio area with various flowers, trees and shrubs, recessed timber shed, all enclosed by high level fencing to three sides having a westerly/southerly aspect, side gate giving access to the front of the property.

### FRONT GARDEN

**15'8" x 12'9" (4.80 x 3.90)**

Laid to shingle with a variety of flowers and shrubs, concrete pathway to the front door, further shingle pathway.

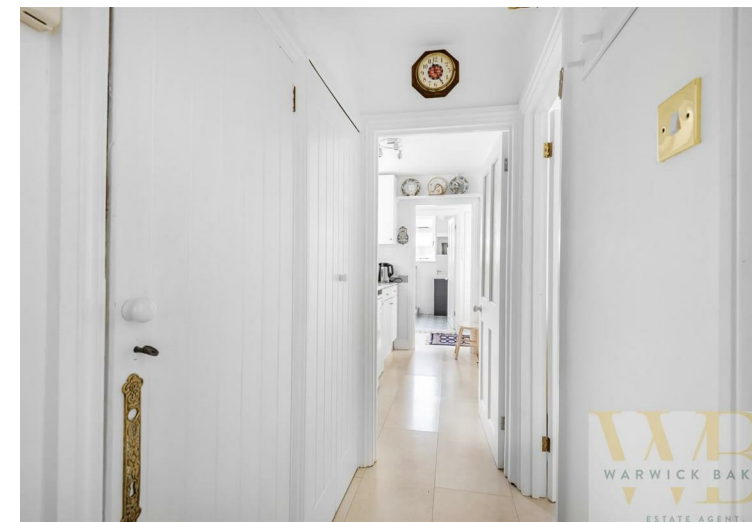
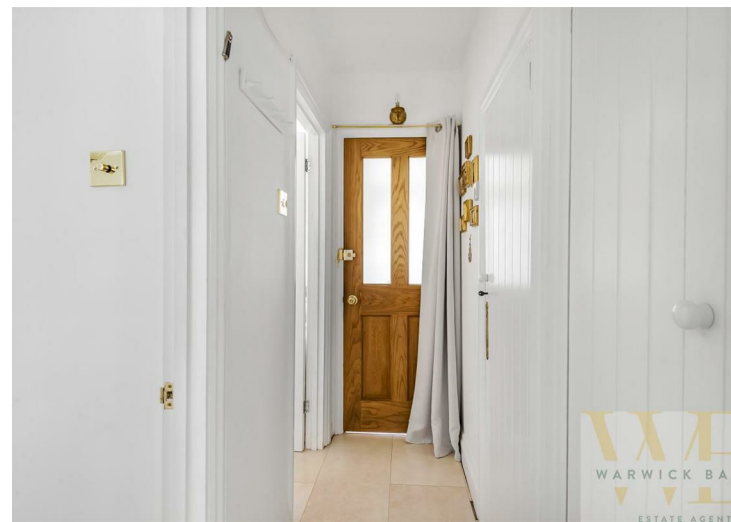
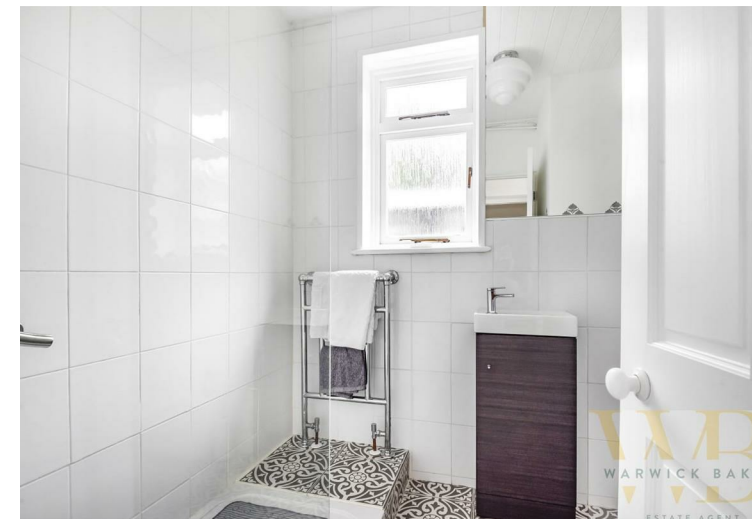
### OUTGOINGS

MAINTENANCE:- TBA

GROUND RENT:- NON-APPLICABLE

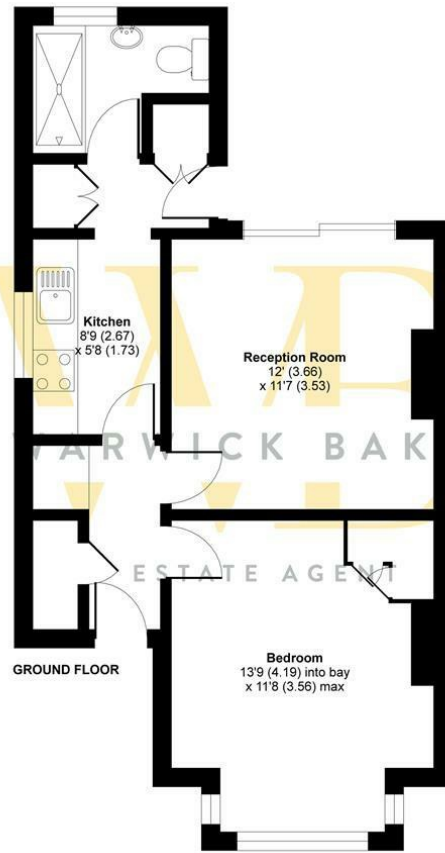
LEASE:- 126 YEARS REMAIN

THE PROPERTY IS SOLD WITH A SHARE OF FREEHOLD

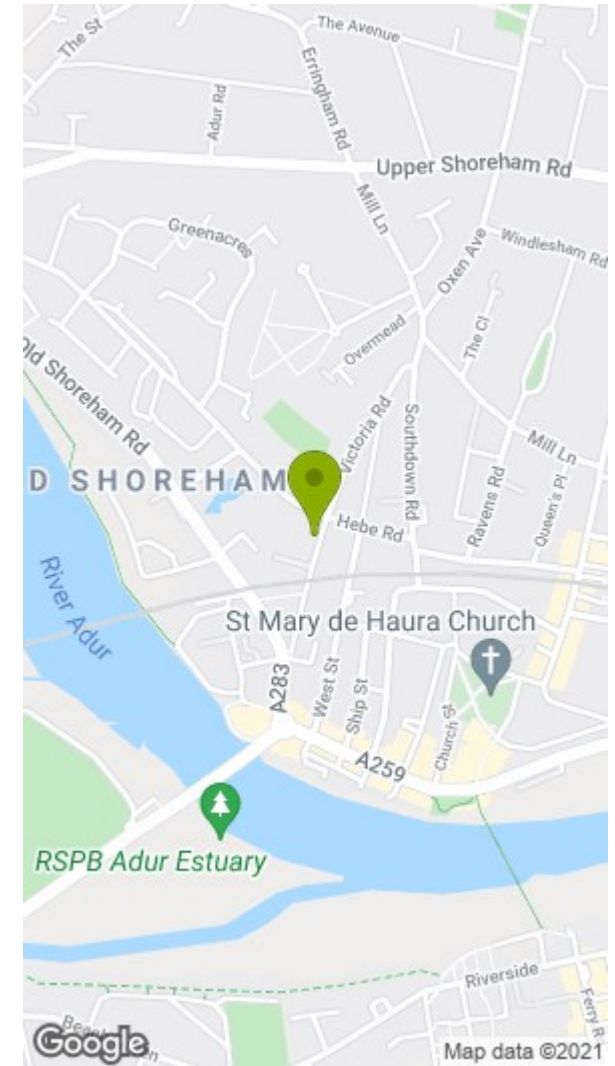


# VICTORIA ROAD, SHOREHAM BY SEA, BN43

Approximate Area = 476 sq ft / 44.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 743045



## 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			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(54-68) D			(54-68) 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	