



9 The Herons | Shoreham-By-Sea | BN43 5UJ

WB  
WARWICK BAKER  
ESTATE AGENT



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£499,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SEMI-DETACHED HOUSE. LOCATED WITHIN 800 METRES OF THE MAINLINE RAILWAY STATION ( LONDON VICTORIA - 80 MINUTES ). THE PROPERTY BENEFITS FROM ENTRANCE VESTIBULE, 14' SOUTH FACING LOUNGE, THREE BEDROOMS, 13' DINING ROOM, KITCHEN, UTILITY /CLOAKROOM, FAMILY BATHROOM, SOUTH FACING FRONT GARDEN, 66' REAR GARDEN AND GARAGE IN A COMPOUND. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. VENDOR SUITED.

- ENTRANCE VESTIBULE
- KITCHEN
- FRONT GARDEN + 66' REAR GARDEN
- THREE BEDROOMS
- CONSERVATORY
- GARAGE IN COMPOUND

- 14' SOUTH FACING LOUNGE
- UTILITY/CLOAKROOM

- 13' DINING ROOM
- FAMILY BATHROOM

Part frosted double glazed front door leading to:

#### ENTRANCE VESTIBULE

4'11" x 4'5" (1.51 x 1.36)

Double panelled radiator, wood effect vinyl flooring.

Frosted glazed Georgian style door to:

#### LOUNGE

14'9" x 12'4" (4.52 x 3.78)

Into bay with double glazed windows to the front having a favoured southerly aspect, feature log effect gas fire with stone surround and hearth with wood mantle, double panelled radiator, door giving access to understairs storage cupboard housing gas and electric meters and electric trip switches, solid oak flooring.

Opening off lounge to:

#### DINING ROOM

13'8" x 8'0" (4.17 x 2.46)

Two single panel radiators, solid oak flooring.

Doorway off dining room to:

#### KITCHEN

9'2" x 7'8" (2.80 x 2.36)

Comprising stainless steel sink unit with mixer tap inset into wood effect worktop, storage cupboard under, storage cupboard to the side housing 'POTTERTON' gas fired boiler ('CENTRAL HEATING ONLY'), built in integrated 'BOSCH' dishwasher to the side, tiled splash back, complimented by matching worktop to the side with inset 'GERMANIA' stainless steel gas four ring hob, range of drawers and cupboards under, tiled splash back, complimented by matching wall units over, built in integrated extractor hood, further adjacent matching work top with corner storage cupboard under, tray space to the side, tiled splash back, complimented by matching wall unit over, built in 'ZANUSSI' electric oven to the side with storage cupboards under and over, space for tall fridge/freezer to the side with storage cupboard over, double glazed windows to the rear, wood effect vinyl flooring, spot lighting.

Twin double glazed French doors off dining room to:

#### CONSERVATORY

8'0" x 7'3" (2.46 x 2.21)

Being fully double glazed to three sides, double glazed French door giving access to the rear garden, wood effect vinyl flooring, sloping Upvc roof.

Doorway off dining room to:

#### INNER HALL

6'4" in length (1.94 in length)

Double glazed windows to the side having an easterly aspect, part double glazed door giving access to side passageway, wood effect vinyl flooring.

Pine door off inner hall to:

#### UTILITY/CLOAKROOM

7'8" x 4'8" (2.34 x 1.44)

Comprising pedestal wash hand basin with contemporary style mixer tap, tiled splash back, low level wc, space and plumbing for washing machine, single panel radiator, having a dual aspect double glazed windows to the side having an easterly aspect, double glazed windows to the rear, frosted glazed circular window, wood effect vinyl flooring.

Stairs with twin handrails up from entrance vestibule to:

#### LANDING

Access to loft storage space.

Door off landing to:

#### BEDROOM 1

12'5" x 8'11" (3.81 x 2.74)

Double glazed windows to the front having a favoured southerly aspect, single panel radiator, built in double doored wardrobe with hanging and shelving space, two storage cupboards over, door giving access to airing cupboard housing hot water cylinder with fitted immersion heater, slatted shelving over.

Door off landing to:

#### BEDROOM 2

9'3" x 8'11" (2.82 x 2.74)

Double glazed windows to the rear, single panel radiator.

Door off landing to:

#### BEDROOM 3

9'4" x 6'11" (2.87 x 2.13)

Being 'L' shaped, double glazed windows to the front having favoured southerly aspect, single panel radiator, solid wood flooring, double louvered doored storage cupboard with hanging rail.

Door off landing to:

#### BATHROOM

Comprising bath with contemporary style mixer tap, wall mounted independent 'MIRA' shower unit with separate shower attachment, floating vanity unit with enamelled sink unit with contemporary style mixer tap, double doored storage cupboard under, low level wc, heated hand towel rail, frosted double glazed windows, vinyl flooring, LED downlighting, extractor fan.

#### FRONT GARDEN

19'0" x 19'0" (5.80 x 5.80)

Having a favoured southerly aspect, mainly laid to lawn with a variety of low hedges, concrete pathway to the front door.

Side gate giving access to passageway to:

#### REAR GARDEN

66'6" x 52'5" (20.29 x 16.00)

Being 'L' shaped, having a south/easterly aspect, laid to lawn patio slab area, timber built shed, variety of trees and hedges, all enclosed by fencing, side gate giving access to the front.

#### GARAGE

15'10" x 8'0" (4.83 x 2.44)

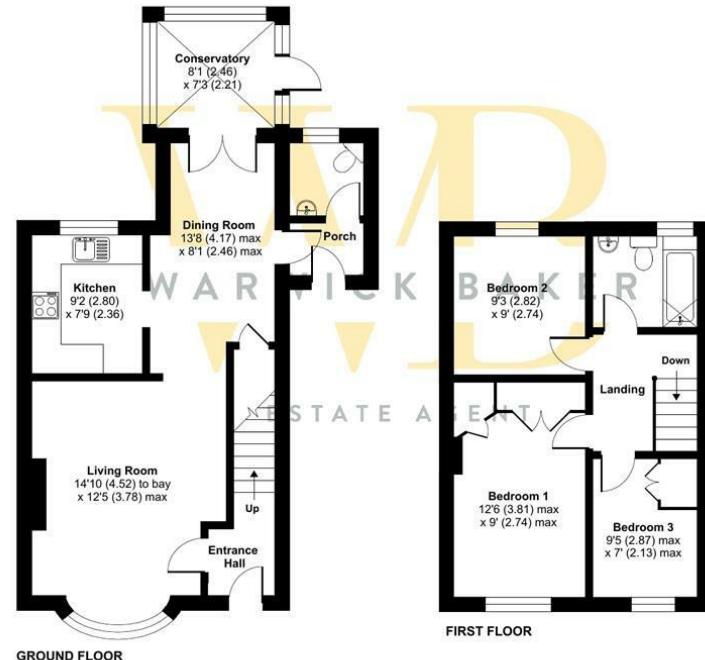
In compound, with up and over door.



## The Herons, Shoreham-by-Sea, BN43

Approximate Area = 999 sq ft / 92.8 sq m

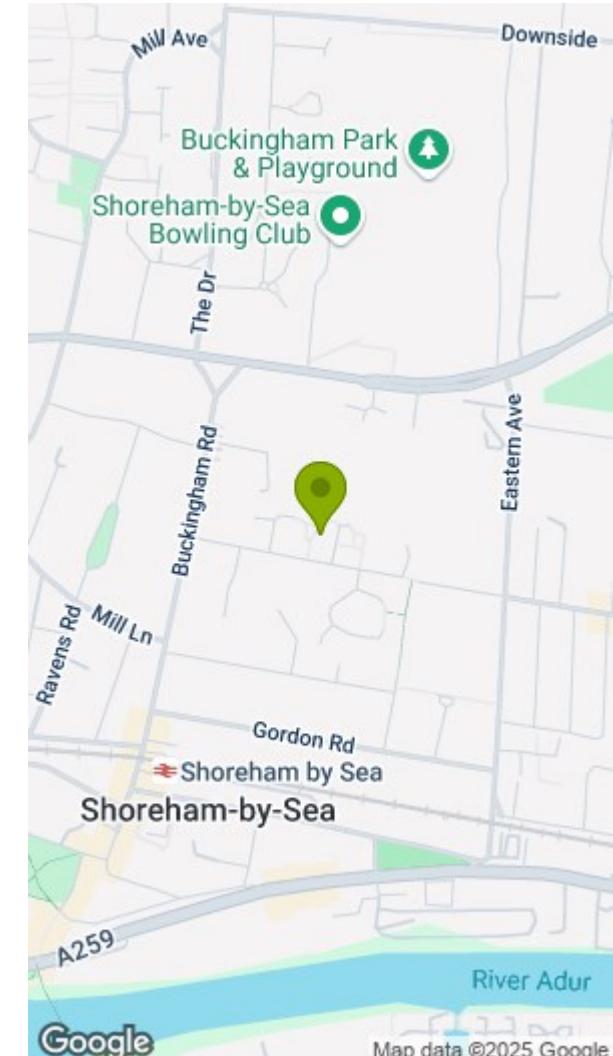
For identification only - Not to scale



 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 - 1251357

### 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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