



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

**WB**  
WARWICK BAKER  
ESTATE AGENT



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

£390,000

SOLD - WARWICK BAKER ESTATE AGENTS !!

SIMILAR PROPERTIES NEEDED

CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

\*\*\* £390,000 \*\*\*

- GREENACRES
- GARAGE EN BLOC
- GAS CENTRAL HEATING
- SEMI DETACHED HOUSE
- CLOSE TO TOWN
- VIEWINGS RECOMMENDED
- 3 BEDROOMS
- REAR GARDEN
- EXCELLENT CONDITION
- DOUBLE GLAZED

## Part frosted double glazed front door leading to:

7' in length (2.13m in length)

Single panel radiator, 'Karndean' flooring.

Door off entrance hall to:

## LOUNGE

16'3 x 13'3 (4.95m x 4.04m)

Into bay with double glazed windows to the front, feature gas coal effect fire, with wood surround and mantle, marble insert, marble hearth, double panelled radiator, 'Karndean' flooring.

Square opening off lounge to:

## DINING ROOM

11'9 x 9'3 (3.58m x 2.82m)

Twin double glazed French doors to the rear, double panelled radiator, built in folding doored storage cupboard with shelving, built in folding doored storage cupboard over with shelving, door giving access to under stairs storage cupboard housing gas meter, electric trip switches, water stop cock, 'Karndean' flooring.

Door off dining room to:

## KITCHEN

10'6 x 8'3 (3.20m x 2.51m)

Comprising 1 1/4 bowl UPVC sink unit with mixer tap, inset into granite effect rolled edge work top, cupboard under, space and plumbing for dishwasher to the side, tiled splash back, adjacent work top, free standing 'HOTPOINT' cooker with 4 ring gas hob, electric double oven under, extractor fan, space and plumbing for washing machine to the side, space for tumble dryer to the side, complimented by matching wall units over with under counter lighting, further adjacent work top with drawers and cupboards under, complimented by matching wall units over with down lighting, display shelving to the side, further adjacent work top with space for fridge under, complimented by matching wall units over with under counter lighting, 'Vaillant' wall mounted gas fired combination boiler, 'Karndean' flooring double glazed windows to the rear, part frosted glazed door giving access to the rear garden.

## STAIRS WITH HAND RAIL TO: LANDING

Access to loft storage space. Loft is part boarded, insulated, with light and pull down ladder.

Door off landing to:

## BEDROOM 1

14'6 x 11'6 (4.42m x 3.51m)

Into bay with double glazed windows to the front, glimpses of the South Downs, built in part mirrored double doored wardrobe with hanging and shelving space, display shelving to the side, built in single door wardrobe with hanging space, built in half mirrored door wardrobe to the side with hanging and shelving space, built in chest of 3 drawers, further built in bedroom furniture up and over the bed area comprising, two 1 1/2 mirrored doored wardrobes with hanging and shelving space, single doored storage cupboard to the side, 2 built in bed side cabinets with display shelving over, double panelled radiator, further built in double doored with hanging and shelving space, double doored storage cupboard over.

Door off landing to:

## BEDROOM 2

11'6 x 9'9 (3.51m x 2.97m)

Double glazed windows to the rear, built in double doored wardrobe with hanging and shelving space, double doored storage cupboard over, built in single door wardrobe to the side with slatted shelving, single door storage cupboard over, vanity unit with inset wash hand basin with contemporary style mixer tap, double doored storage cupboard under, mirrored medicine cabinet over with display shelving and downlight, double panelled radiator.

Door off landing to:

## BEDROOM 3

9'3 x 6'3 (2.82m x 1.91m)

Double glazed windows to the front, single panel radiator, built in storage cupboard with shelving.

Door off landing to:

## BATHROOM

Being fully tiled, comprising pannelled bath with mixer tap and

separate shower attachment, high level hand grip, 'Mira' independent wall mounted shower unit with separate shower attachment, shower rail and curtain, vanity unit with inset wash hand basin contemporary style mixer tap, storage cupboard under, cabinet with light and shaver point over, electric heated hand towel rail, vinyl tiled flooring, frosted double glazed windows, spotlighting.

Door off landing to:

## SEPARATE CLOAKROOM

Being fully tiled, comprising low level wc, wall mounted mirrored medicine cabinet, vinyl tiled flooring.

## REAR GARDEN

25'6 x 23'3 (7.77m x 7.09m)

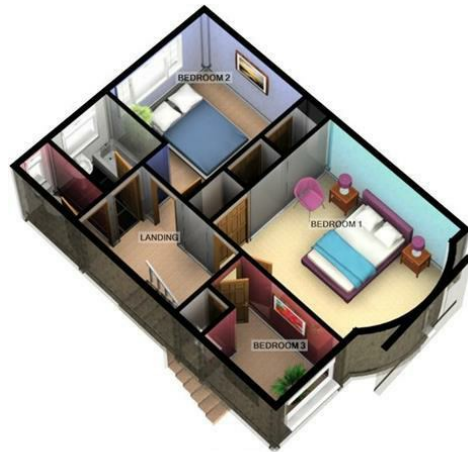
Access gained via dining room and kitchen, laid totally to patio with various flower and shrubs, free standing water butt, outside lighting, cedar built shed/workshop, enclosed by fencing to three side, side gate giving access to the front of the property, rear gate giving access to pathway leading to garage in the compound.

## GARAGE

17'3 x 8'3 (5.26m x 2.51m)

With up and over door.





1ST FLOOR  
APPROX. FLOOR  
AREA 450 SQ.FT.  
(41.8 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 452 SQ.FT.  
(42.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 903 SQ.FT. (83.8 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2019



### 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	EU Directive 2002/91/EC	86	England & Wales	EU Directive 2002/91/EC	84
		67			63