



15 Stoney Lane | | Shoreham-By-Sea | BN43 6LA

WB
WARWICK BAKER
ESTATE AGENT



15 Stoney Lane | | Shoreham-By-Sea | BN43 6LA

£360,000

*** £360,000 ***

Warwick Baker Estate Agents are offering this semi-detached house, a fantastic opportunity for buyers looking to add their personal touch. Located just 1 mile from the bustling town centre and mainline railway station, you can enjoy quick and easy access to London Victoria in only 80 minutes. Convenience meets comfort with the Holmbush Shopping Centre just 500 metres away, featuring popular retailers Tesco, Marks and Spencer, Next, and a public swimming pool. This property boasts an inviting entrance vestibule, two spacious double bedrooms, a dual aspect lounge, a 15' kitchen, a study, a shower room, and attractive 28' gardens both to the front and rear. Don't miss out on this gem waiting to be transformed!

- IN NEED OF UPDATING THROUGHOUT
- 15' KITCHEN
- 28' LAWNED REAR GARDEN
- ENTRANCE VESTIBULE
- STUDY
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- DUAL ASPECT LOUNGE
- 28' WEST FACING FRONT GARDEN

Part leaded double glazed front door giving access to:

ENTRANCE VESTIBULE

Door off entrance vestibule to:

LOUNGE

15'9" x 13'0" (4.82 x 3.97)

Having a dual aspect, double glazed windows to the front having a westerly aspect, double glazed windows to the rear.

Door off entrance vestibule to:

STUDY

5'10" x 5'4" (1.79 x 1.64)

Double glazed window to the rear having an easterly aspect.

Door off entrance vestibule to:

KITCHEN

15'9" x 6'2" (4.82 x 1.88)

Having a dual aspect, double glazed windows to the front having a westerly aspect, double glazed windows to the rear, door off kitchen

to side passageway..

Stairs up from entrance vestibule to:

LANDING

Door off landing to:

BEDROOM 1

16'0" x 8'11" (4.88 x 2.73)

Double glazed windows to the front having a westerly aspect.

Door off entrance vestibule to:

BEDROOM 2

13'0" x 11'9" (3.97 x 3.59)

Double glazed windows to the front having a westerly aspect.

Door off landing to:

SHOWER ROOM

Comprising low level wc, pedestal wash hand basin, step in shower cubicle, frosted double glazed window.

FRONT GARDEN

28'10" x 19'0" (8.81 x 5.81)

Having a westerly aspect, laid to lawn, pathway to the front door, pathway down the side of the property to:

REAR GARDEN

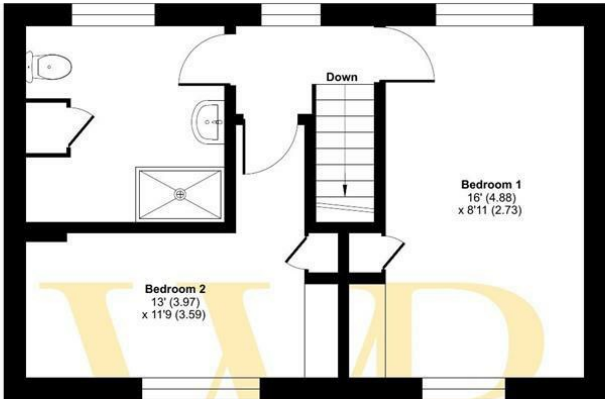
28'3" x 23'7" (8.62 x 7.19)

Being of irregular shape, having an easterly aspect, laid to lawn, storage shed, cherry tree, pear tree, holly tree, formal patio area, enclosed by fencing to three sides.



Stoney Lane, Shoreham-by-Sea, BN43

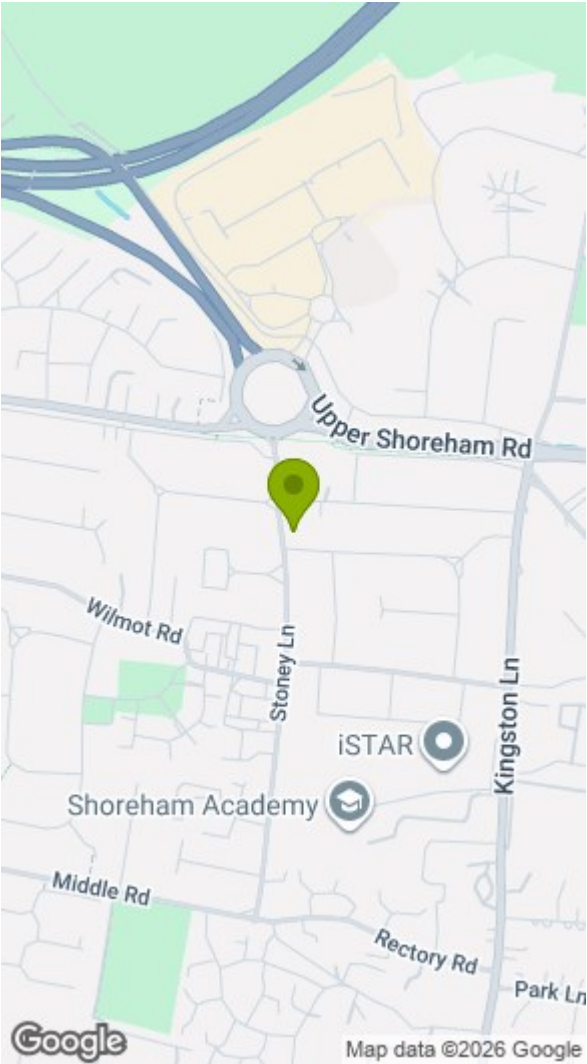
Approximate Area = 794 sq ft / 73.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Warwick Baker Estate Agent Ltd. REF: 1520206

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	