



45 Clarendon Road | | Shoreham-By-Sea | BN43 6YF

WB
WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £350,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS REFURBISHED END OF TERRACE HOUSE. LOCATED WITHIN 500 METRES OF SHOREHAM ACADEMY. THE PROPERTY BENEFITS FROM A 11' ENTRANCE HALL, THREE DOUBLE BEDROOMS, 13' SOUTH FACING LOUNGE, 20' NEW KITCHEN/DINER, GROUND FLOOR SHOWER ROOM, FULLY TILED FAMILY BATHROOM, FRONT PARKING FOR TWO VEHICLES AND 43' REAR GARDEN. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- 11' ENTRANCE HALL
- GROUND FLOOR SHOWER ROOM
- IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS
- THREE DOUBLE BDEEDROOMS
- FULLT TILED FAMILY BATHROOM
- VACANT
- 13' SOUTH FACING LOUNGE
- 23' FRONT OFF ROAD PARKING
- 20' NEW KITCHEN/DINER
- 43' REAR GARDEN

Part leaded frosted double glazed front door leading to:

ENTRANCE HALL

11'3" in length (3.45 in length)

Cloaks hanging area, single panel radiator, door giving access to under stairs storage cupboard, double glazed window to the side having a westerly aspect, storage cupboard housing electric meter and electric trip switches.

Door off entrance hall to:

LOUNGE

13'2" x 11'0" (4.03 x 3.37)

Two sets of double glazed windows to the front having a favoured southerly aspect, feature wood fireplace surround and mantle, brick hearth, single panel radiator.

Door off entrance hall to:

KITCHEN/DINER

20'0" x 7'5" (6.11 x 2.28)

Comprising stainless steel sink unit with mixer tap, inset into granite effect worktop, storage cupboard under, space and plumbing for washing machine to the side, tiled splash back, adjacent matching granite effect worktop with inset 'BEKO' four ring electric hob, 'BEKO' electric oven under, slow closing drawers and cupboards to either side, tiled splash back, complimented by matching wall units over, stainless steel and glass extractor hood, further adjacent matching granite effect worktop with storage cupboard under, space for fridge or freezer to the side, space for tall fridge/freezer to the side, double panelled radiator, double glazed windows and French door

to the side having a westerly aspect, spotlighting.

Door off kitchen/diner to:

BEDROOM 3

16'2" x 8'9" (4.93 x 2.69)

Being 'L' shaped, twin double glazed French doors to the rear, double panelled radiator, recessed shelving.

Door off bedroom 3 to:

SHOWER ROOM

Comprising low level wc, modern vanity unit with wash hand basin with contemporary style mixer tap, storage cupboard under, vinyl flooring, heated hand towel rail, frosted double glazed window, spot lighting, extractor fan, step in fully tiled shower cubicle with wall mounted 'MIRA SPORT' shower unit with separate shower attachment, shower door.

Turning staircase with bannister and spindle up from entrance hall to:

LANDING

Double glazed window to the rear having a westerly aspect, access to loft storage space, door giving access to airing cupboard housing 'WORCESTER' gas fired combination boiler, shelving, storage cupboard over with slatted shelving.

Door off landing to:

BEDROOM 1

16'4" x 9'7" (4.99 x 2.94)

Two sets of double glazed windows to the front having a favoured southerly aspect, single panel

radiator, picture rail, door giving access to walk-in wardrobe with hanging space.

Door off landing to:

BEDROOM 2

12'6" x 8'2" (3.83 x 2.50)

Double glazed windows to the rear, single panel radiator, recessed shelving.

Door off landing to:

FAMILY BATHROOM

Being fully tiled, comprising panel bath with mixer tap with separate shower attachment, shower rail and curtain, pedestal wash hand basin with mixer tap, low level wc, single panel radiator, frosted double glazed windows, vinyl flooring.

FRONT

23'11" x 19'11" (7.30 x 6.08)

Laid to brick hardstanding for two vehicles, lawned area with mature tree and patio slab area, concrete pathway leading to side gate giving access to pathway down the side of the property to:

REAR GARDEN

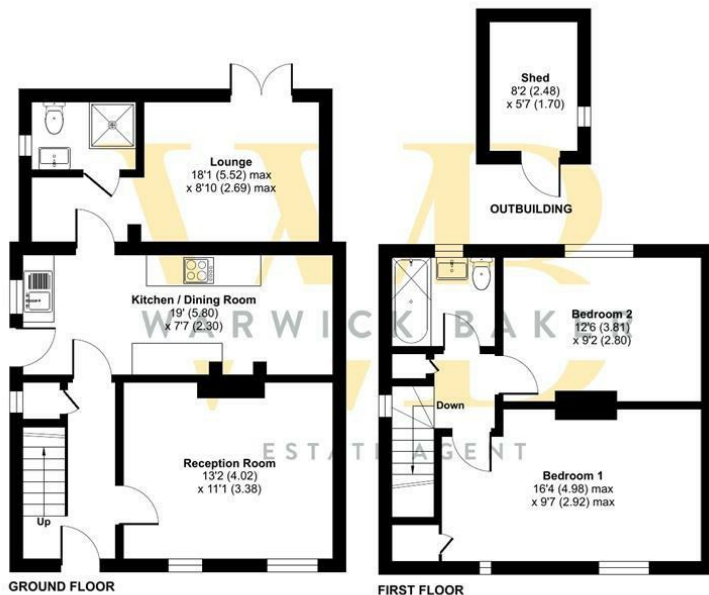
43'6" x 23'2" (13.27 x 7.07)

Laid to wood decking, lawned area, raised decked area with Pergola, brick built storage shed, all enclosed by fencing to three sides.

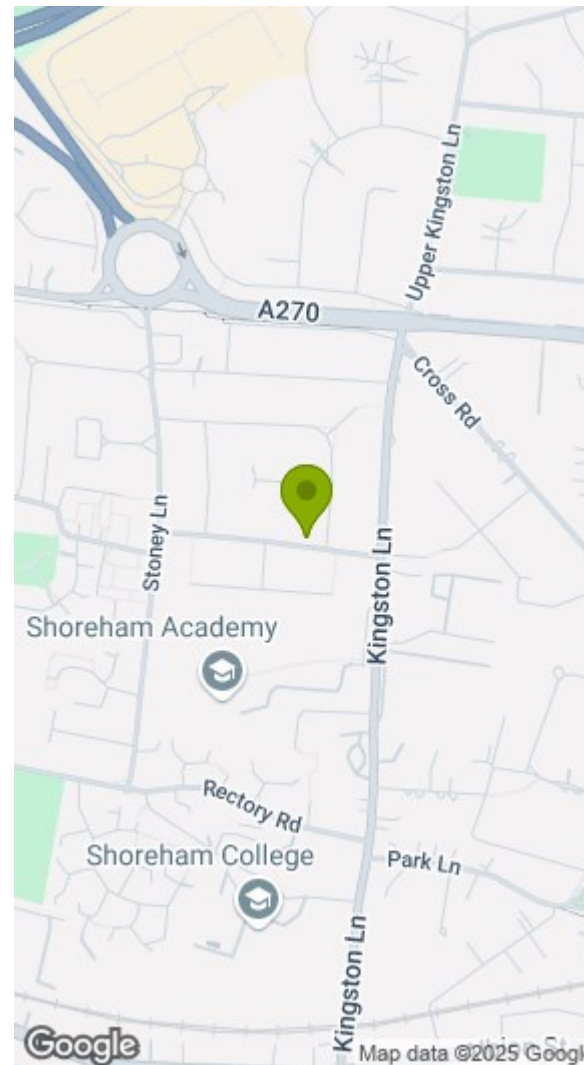


Clarendon Road, Shoreham-by-Sea, BN43

Approximate Area = 921 sq ft / 85.5 sq m
 Outbuilding = 45 sq ft / 4.1 sq m
 Total = 966 sq ft / 89.6 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: 1256129 ©richcom 2025.



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

