



20 Eastern Close | | Shoreham-By-Sea | BN43 6PU





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£329,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS MID-TERRACE HOUSE. LOCATED IN THE TOWN CENTRE, WITHIN 900 METRES OF THE MAINLINE RAILWAY STATION (LONDON - VICTORIA 80 MINUTES). THE PROPERTY BENEFITS FROM ENTRANCE HALL, THREE BEDROOMS, 15' LIVING ROOM, 15' KITCHEN/DINER, BATHROOM, SEPARATE CLOAK ROOM, FRONT GARDEN AND 46' LAWNED REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- BATHROOM
- IN NEED OF MODERNISATION
- 3 BEDROOMS
- SEPARATE CLOAKROOM
- NO UPWARD CHAIN
- 15' LIVING ROOM
- FRONT GARDEN
- 15' KITCHEN/DINER
- 46' REAR GARDEN

Part security glazed front door leading to:

ENTRANCE HALL

13'4" x 5'10" (4.08 x 1.78)

Being 'L' shaped, door giving access to storage cupboard, under stairs storage space, night storage heater, door giving access to walk in storage cupboard with shelf and hanging space for coats.

Door off entrance hall to:

KITCHEN/DINER

15'5" x 9'3" (4.72 x 2.83)

Comprising stainless steel sink unit with mixer tap inset into granite effect work top, storage cupboards under, space and plumbing for washing machine to the side, tiled splash back, wall mounted gas boiler (hot water only), adjacent matching granite work top, drawer and storage cupboards under, space for cooker to the side, space and plumbing for slimline dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in extractor fan, built in larder style storage cupboard to the side, further adjacent matching granite effect work top to the side, storage space under, tiled splash back, complimented by matching wall units over with under counter lighting, space for fridge/freezer to

the side, double glazed windows to the front having a westerly aspect, door giving access to storage cupboard with shelving.

Square opening off kitchen/diner to:

LIVING ROOM

15'11" x 10'4" (4.86 x 3.16)

Double glazed windows to the rear having an easterly aspect, wall mounted gas fire.

Stairs up from entrance hall to:

LANDING

Access to loft storage space, door off landing to storage cupboard, door off landing to airing cupboard with slatted shelving.

Door off landing to:

BEDROOM 1

12'8" x 8'9" (3.876 x 2.68)

Double glazed windows to the rear having an easterly aspect, door giving access to walk in wardrobe.

Door off landing to:

BEDROOM 2

11'2" x 6'6" (3.41 x 2.00)

Double glazed windows to the front having

a westerly aspect, door giving access to storage cupboard.

Door off landing to:

BEDROOM 3

9'3" x 6'6" (2.82 x 2.00)

Double glazed windows to the rear having an easterly aspect.

Door off landing to:

BATHROOM

Comprising bath with hot and cold taps, tiled splash back, pedestal wash hand basin with contemporary style mixer tap, tiled splash back, frosted double glazed window.

Door off landing to:

CLOAK ROOM

Comprising low level wc, frosted double glazed window.

FRONT GARDEN

Laid to lawn.

REAR GARDEN

46'5" x 14'9" (14.17 x 4.50)

Access gained via part double glazed door off living room, patio area leading to mainly to lawn, enclosed by fencing.



