



19 Hebe Road | | Shoreham-By-Sea | BN43 5WE





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£499,950

*** £499,995 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED EXTENDED FAMILY HOME.

LOCATED IN SHOREHAM TOWN CENTRE, MINUTES FROM THE MAINLINE RAILWAY STATION, THE PROPERTY BOAST SPACIOUS LIVING ACCOMMODATION OVER THREE FLOORS, 19' KITCHEN/DINING/RECEPTION ROOM, FOUR BEDROOMS, MASTER WITH EN-SUITE AND A SOUTH FACING REAR GARDEN.

- SOUTH FACING GARDEN
- TOWN CENTRE LOCATION
- CALL NOW TO VIEW
- FOUR BEDROOMS
- MINUTES FROM THE RAILWAY STATION
- 01273 461144
- 19' X 18'10 KITCHEN / DINING / RECEPTION
- VENDORS SUITED
- IMMACULATELY PRESENTED
- END OF TERRACE

ENTRANCE HALL

17'04 x 5'08 (5.28m x 1.73m)

Part glazed door to front, stairs rising to the first floor landing, under stairs storage, door to Kitchen / Dining Room, Door to Living Room, door to

CLOAKROOM

Matching modern suite, low level W.C, wash hand basin.

KITCHEN / DINING / RECEPTION ROOM

19' x 18'10 (5.79m x 5.74m)

Open plan - Modern fitted kitchen, extensive range of wall and base level units, space for appliances. Velux style windows. Patio doors leading out onto the rear garden, double doors to

LIVING ROOM

14'09 x 12'02 (4.50m x 3.71m)

Double glazed front aspect bay window.

FIRST FLOOR LANDING

Doors giving access to all rooms, stairs turning and rising to the Second Floor Landing. Side aspect window.

BEDROOM 2

12'04 x 11'11 (3.76m x 3.63m)

Double glazed rear aspect window.

BEDROOM 3

11'07 x 10'07 (3.53m x 3.23m)

Double glazed front aspect window

BEDROOM 4

8'04 x 7'06 (2.54m x 2.29m)

Double glazed front aspect window.

BATHROOM

Matching modern suite, panel enclosed bath, wash hand basin, low level W.C.

SECOND FLOOR LANDING

Door to Master Bedroom, Velux window.

MASTER BEDROOM

17'07 x 13'06 (5.36m x 4.11m)

Doubled glazed rear aspect window with Southerly aspect views, front aspect Velux windows, door to

EN-SUITE SHOWER ROOM

Modern Matching suite, walk in shower, wash hand basin, low level W.C, rear aspect window.

OUTSIDE

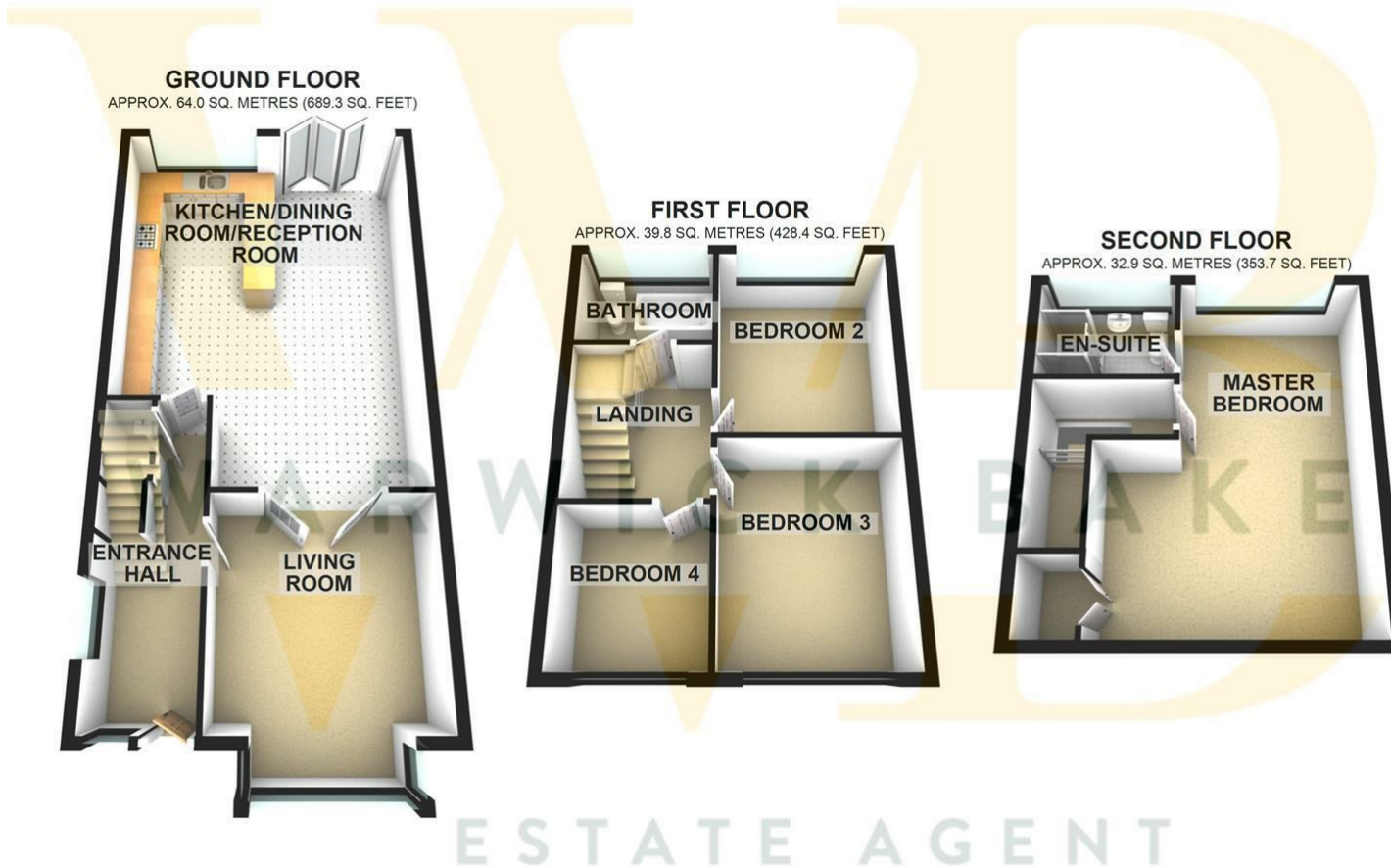
FRONT GARDEN

Enclosed by dwarf brick wall, pathway to front door, gated side access.

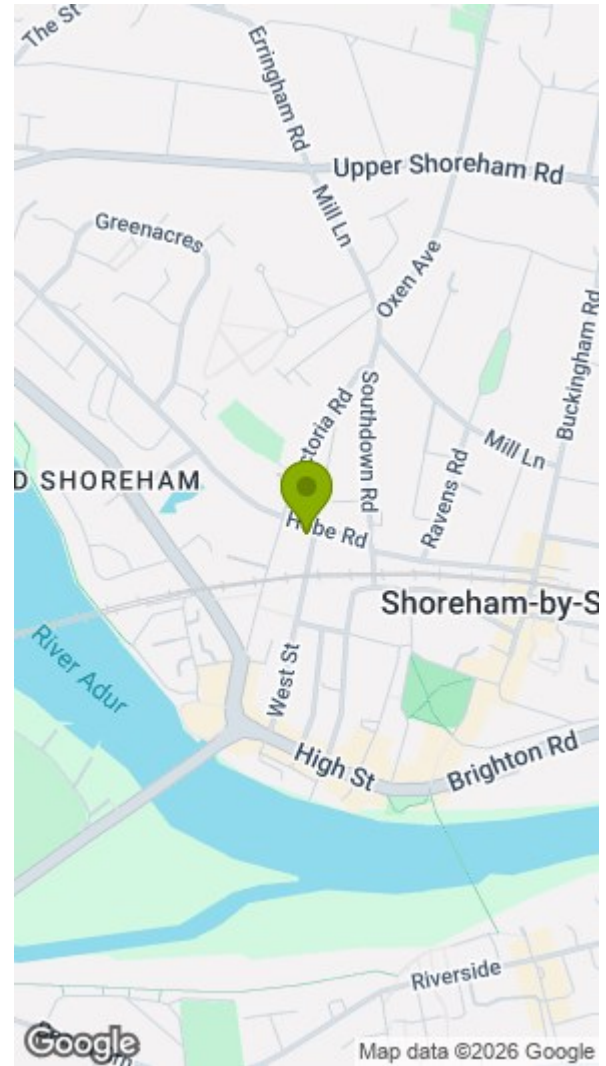
REAR GARDEN

Being South facing, wall rear gardens predominantly laid to lawn with patio area.





TOTAL AREA: APPROX. 136.7 SQ. METRES (1471.4 SQ. FEET)



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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		79
(54-68) D			(54-68) D		
(39-54) E		62	(39-54) E		54
(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	