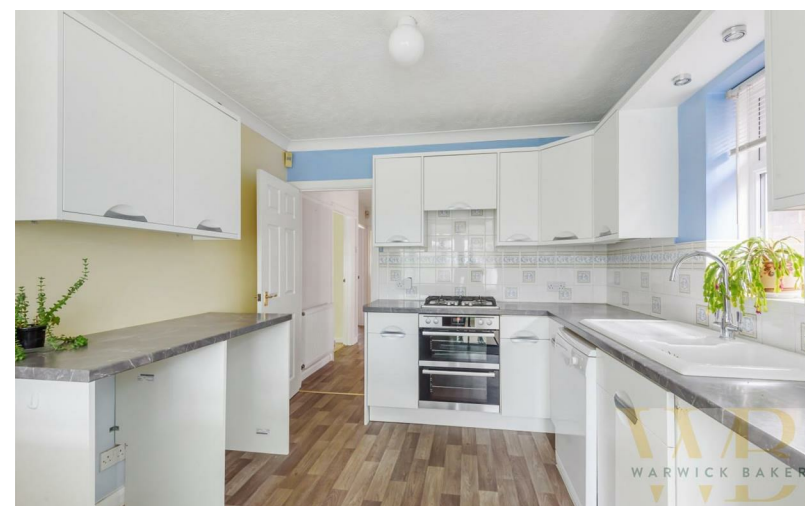




3 Hawkins Road | | Shoreham-By-Sea | BN43 6TJ

WB
WARWICK BAKER
ESTATE AGENT



3 Hawkins Road | | Shoreham-By-Sea | BN43 6TJ

Offers In Excess Of £499,950

*** OFFERS IN EXCESS OF £499,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS DETACHED BUNGALOW.

OFFERED WITH NO CHAIN, THE PROPERTY HAS 2 DOUBLE BEDROOMS, LIVING ROOM, KITCHEN, CONSERVATORY, SOUTHERLY ASPECT GARDENS, GARAGE AND A DRIVEWAY PROVIDING OFF ROAD PARKING.

CALL NOW TO VIEW - 01273 461144

- DETACHED BUNGALOW
- TWO DOUBLE BEDS
- SOUTHERLY ASPECT GARDENS
- GARAGE & DRIVEWAY
- CONSERVATORY
- VACANT - NO CHAIN
- 19FT SOUTH FACING CONSERVATORY
- QUIET LOCATION
- CALL NOW TO VIEW
- 01273 461144

EMTRANCE HALL

Door to front, doors giving access to both Bedrooms, Living Room, Kitchen, Shower Room & W.C.

LIVING ROOM

14' 0" x 11' 2" (4.27m 0.00m x 3.35m 0.61m)

Feature fire place with gas flame effect fire, sliding patio doors to the Conservatory.

KITCHEN

10' 5" x 9' 2" (3.05m 1.52m x 2.74m 0.61m)

Modern Range of wall and base units, inset sink unit, inset 4 ring gas hob, oven under, extractor over, space for appliances, side and rear aspect windows, door to

CONSERVATORY

19' 0" x 9' 0" (5.79m 0.00m x 2.74m 0.00m)

Rear and side aspect windows with views over the rear gardens, patio doors.

BEDROOM 1

12' 9" x 9' 8" (3.66m 2.74m x 2.74m 2.44m)

Front aspect bay window.

BEDROOM 2

10' 6" x 10' 4" (3.05m 1.83m x 3.05m 1.22m)

Front aspect bay window.

SHOWER ROOM

Refitted modern suite, walk in shower cubicle, pedestal wash hand basin, side aspect obscure glass window.

W.C

W.C, side aspect obscure glass window.

OUTSIDE

FRONT GARDENS

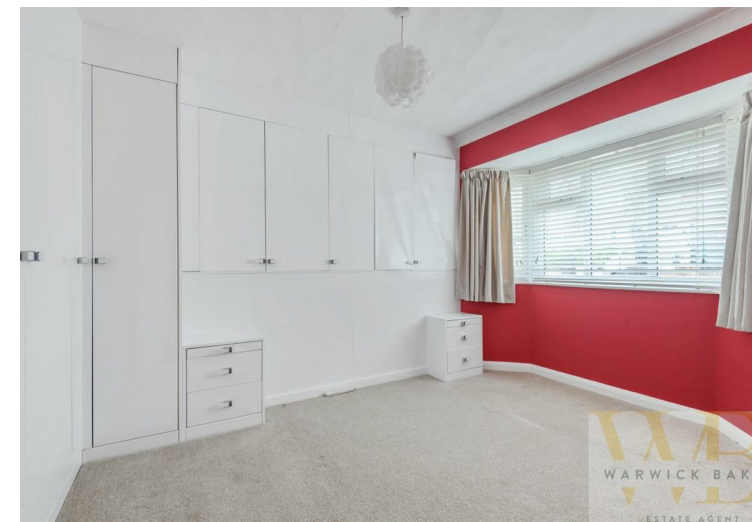
Block paved providing off road parking.

REAR GARDENS

Laid to lawn with mature tree and shrub borders.

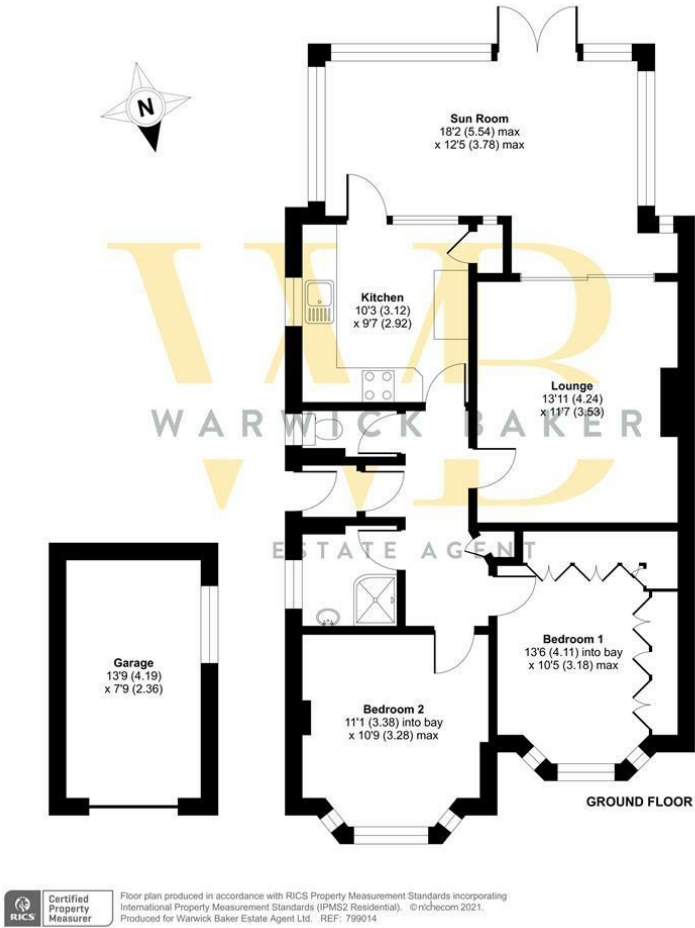
GARAGE

Brick built garage with power and light.



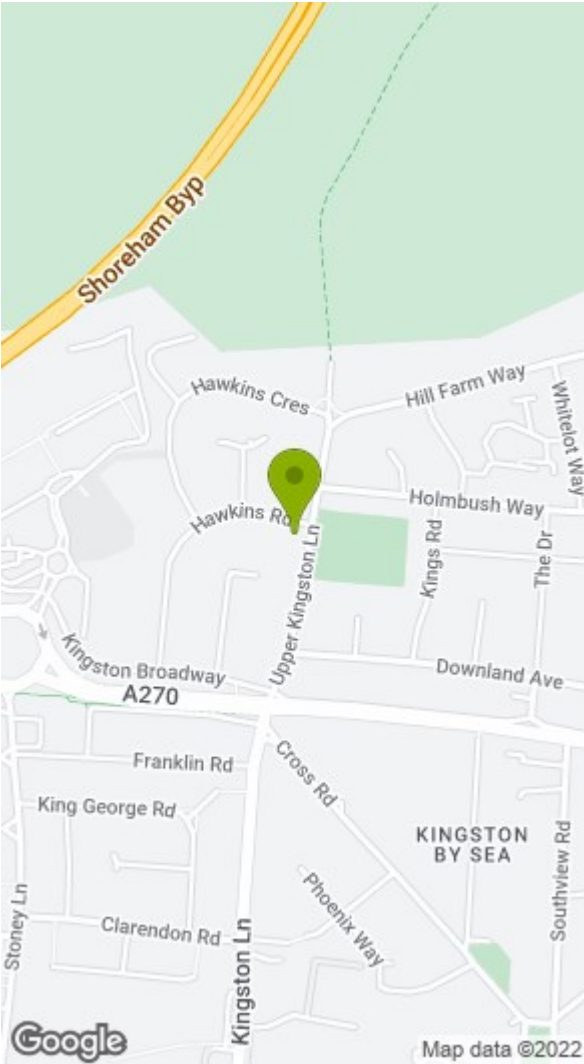
Hawkins Road, Shoreham-by-Sea, BN43

Approximate Area = 877 sq ft / 81.4 sq m
Garage = 108 sq ft / 10.0 sq m
Total = 985 sq ft / 91.5 sq m
For identification only - Not to scale



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	