



29 The Drive | | Shoreham-By-Sea | BN43 5GB

WB
WARWICK BAKER
ESTATE AGENT



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£575,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO BRING TO THE MARKET THIS SEMI DETACHED PROPERTY IN THE EXTREMELY SOUGHT AFTER & QUIET LOCATION IN SHOREHAM, THE DRIVE.

THE PROPERTY HAS A SEPARATE LIVING ROOM, DINING ROOM, MODERN KITCHEN, SHOWER ROOM, BEDROOM 3 / STUDY AND CONSERVATORY WITH GARDEN VIEWS ON THE GROUND FLOOR, TWO DOUBLE BEDROOMS, MASTER WITH EN-SUITE ON THE FIRST FLOOR.

THERE IS POTENTIAL TO EXTEND, SUBJECT TO PLANNING AND A LARGE WESTERLY ASPECT REAR GARDEN.

VENDOR SUITED - CALL NOW TO VIEW - WARWICK BAKER ESTATE AGENTS - 01273 461144

- THE DRIVE
- LIVING ROOM
- VENDOR SUITED
- DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)
- DINING ROOM
- 01273 461144
- QUIET LOCATION
- CONSERVATORY
- MASTER BEDROOM WITH EN-SUITE
- WESTERLY ASPECT REAR GARDEN

ENTRANCE HALL

Covered entrance porch, door to Entrance Hall. Stairs rising to the First Floor Landing, Doors giving access to Living Room, Dining Room, Study / Bedroom 3, Shower Room.

LIVING ROOM

15'09 into bay x 11'11 (4.80m into bay x 3.63m)

Feature double glazed bay window with leaded lights and stained glass inserts, feature gas fire inset into fireplace with wood surround and mantle, marble insert, marble hearth, Archway off and door off entrance hall to:

DINING ROOM

11'11 x 10'11 (3.63m x 3.33m)

Rear aspect windows, French doors leading out onto

CONSERVATORY

12'00 x 8'00 (3.66m x 2.44m)

Double glazed rear aspect windows and French doors leading out onto the rear garden.

KITCHEN

11'00 x 9'09 (3.35m x 2.97m)

Modern fitted kitchen, extensive range of wall and base level units, work surfaces, inset sink unit, inset hob, oven under extractor over, space for appliances, integral appliances, double glazed picture window with views out onto the rear gardens.

SHOWER ROOM

Non slip floor wet room with wall mounted shower, pedestal wash hand basin, low level W.C, double glazed obscure glass side aspect window.

FIRST FLOOR LANDING

Doors giving access to both Bedrooms and loft.

MASTER BEDROOM

15'09 into bay x 11'09 (4.80m into bay x 3.58m)

Feature double glazed bay window with leaded lights and stained glass inserts, door to walk in wardrobe, door to

EN-SUITE

Modern suite, walk in shower cubicle, pedestal wash hand basin, low level W.C, Velux window.

BEDROOM 2

15'06 x 11'02 (4.72m x 3.40m)

Double glazed picture window with rears out onto the rear gardens, vanity unit with wash hand basin, over stairs cupboard.

OUTSIDE

FRONT GARDEN

Block paved providing off road parking, gated access to

REAR GARDEN

Area of hard standing for additional parking, area of decking, predominantly laid to lawn with a Westerly aspect.

DOUBLE GARAGE

Electric roller door, power, light, door to OFFICE - with shelving, rear aspect window.



