



96 Greenways Crescent | | Shoreham-By-Sea | BN43 6HS

Warwick **BAKER**
Valuers, Estate Agents & Chartered Surveyors



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£475,000

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SEMI-DETACHED CHALET STYLE BUNGALOW. THE PROPERTY IS LOCATED WITHIN 1000 METRES OF BUCKINGHAM PARK AND BENEFITS FROM ENTRANCE PORCH, ENTRANCE HALL, 4 BEDROOMS, SOUTH FACING LOUNGE/THROUGH DINING ROOM, SNUG/OFFICE, MODERN KITCHEN, DOWNSTAIRS BATHROOM. OFF ROAD PARKING FOR 2 CARS AND 83' SOUTH FACING REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

Shoreham is conveniently situated on the south coast adjacent to the River Adur between Brighton (about 7 miles to the East) and Worthing (about 5 miles to the West). There is a regular bus service to Brighton & Hove and a main line railway station providing a direct link to Gatwick Airport and London Victoria. Shoreham has a wide range of shopping facilities including the Holmbush Centre with Marks and Spencer, Tesco and Next on the outskirts of the town. There are schools for all ages, nursery schools and many leisure and sporting facilities in Shoreham and the surrounding area, with sailing being particularly popular.

- ENTRANCE PORCH
- SNUG/OFFICE
- 83' SOUTH FACING REAR GARDEN
- ENTRANCE HALL
- MODERN KITCHEN
- 4 BEDROOMS
- GROUND FLOOR BATHROOM
- LOUNGE/THROUGH DINING ROOM
- 2 OFF ROAD PARKING SPACES

Part glazed door to ENTRANCE PORCH
oak effect flooring.

Part leaded frosted front door leading to:

ENTRANCE HALL

5.25m in length, single panel radiator, picture rail.

Stripped and exposed original wood panelled door off entrance hall to:

KITCHEN

17'7" x 9'1" (5.36 x 2.77)

comprising stainless steel sink unit with mixer tap inset into granite effect roll edge worktop with drawer and cupboards under, Hotpoint washing machine to the side, Hotpoint dishwasher to the side, adjacent matching worktop with inset Indesit electric four ring hob with drawers and cupboards under, display wine rack to the side, matching backsplash with stainless steel backsplash over, stainless steel canopied extractor hood above, range of matching wall units, built in Diplomat electric oven with electric grill above, storage cupboards under and over, further adjacent roll edge worktop with drawers and corner carousel style unit to the side, matching granite effect backsplash complemented by matching wall units over, Beko American style fridge/freezer to the side, vinyl tiled flooring, spotlighting.

Square opening off kitchen to:

LOUNGE/DINING ROOM

26'0" x 10'4" (7.93 x 3.16)

with double glazed windows and range of bi-fold double glazed doors to the rear having a favoured southerly aspect, glimpses of the English Channel, two contemporary floor to ceiling radiators with independent thermostats, skylight, spotlighting, wood effect laminate flooring.

Square opening off lounge/dining room to:

SNUG/OFFICE

10'5" x 9'11" (3.18 x 3.04)

two built in understairs storage cupboards with shelving, double panel radiator.

Stripped and exposed original wood panelled door giving access to the entrance hall.

Stripped and exposed original wood panelled door off entrance hall to:

BEDROOM 1

15'10" x 10'10" (4.85 x 3.32)

double glazed windows to the front, double panel radiator.

Stripped and exposed original wood panelled door off entrance hall to:

BEDROOM 4

10'9" x 8'3" (3.28 x 2.52)

having a dual aspect, double glazed windows to the side having an easterly aspect, double glazed windows to the front, double panel radiator, picture rail.

Original stripped and exposed wood panelled door off entrance hall to:

BATHROOM

being fully tiled comprising "P" shaped panelled bath with mixer tap, independent wall mounted shower unit with separate shower attachment, glass shower screen, vanity unit with inset wash hand basin, contemporary style mixer tap, storage cupboards under, low level wc to the side, mirrored medicine cabinet over, heated hand towel rail with independent thermostat, tiled flooring, frosted double glazed window, extractor fan.

Stripped and exposed wood panelled door off entrance hall to:

CLOAKS STORAGE CUPBOARD

with hanging and shelving space.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

with handrail, borrowed light from bedroom 2.

Door off landing to:

BEDROOM 2

14'5" x 10'4" (4.4 x 3.15)

double glazed windows to the rear having a favoured southerly

aspect with views of the English Channel, built in double door wardrobe with hanging and shelving space, built in single wardrobe with shelving, single panel radiator with independent thermostat.

Door off landing to:

BEDROOM 3

14'2" x 10'9" (4.33 x 3.28)

double glazed windows to the rear, built in double door wardrobe with hanging and shelving space, single panel radiator.

FRONT GARDEN

31'11" x 16'11" (9.75 x 5.18)

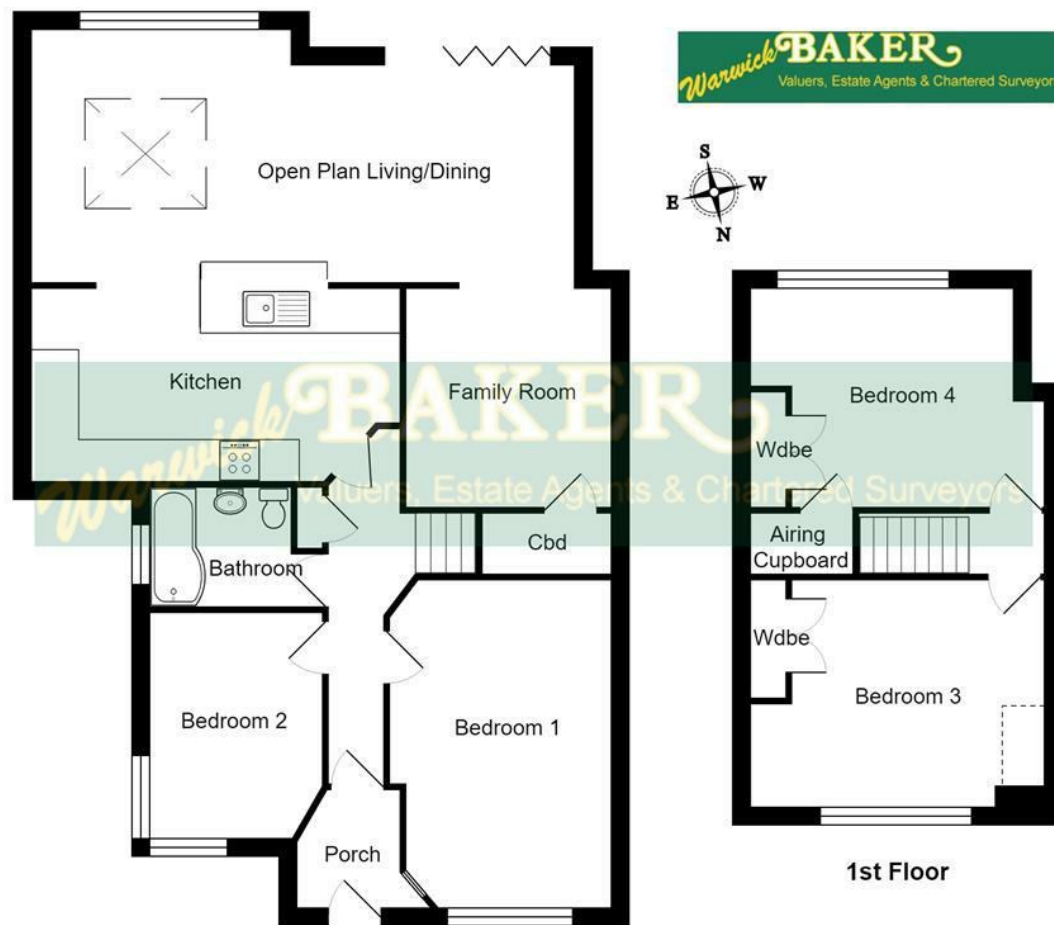
laid to tarmac with off road parking for two cars, flower bed area enclosed by brick boundary, side passageway to the rear garden.

REAR GARDEN

83'0" x 31'11" (25.30m x 9.73m)

with steps up to raised limestone slabbed area with lower limestone slabbed area, stairs down to lawned area, timber built shed, enclosed by fencing to three sides having a favoured southerly aspect.





Ground Floor

Total Area: 124.1 m² ... 1336 ft²

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2018



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	