16 Northbourne Close | | Shoreham-By-Sea | BN43 5AP

WARWICK BAKER
ESTATE AGENT

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£399,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS EXTENDED FAMILY HOME LOCATED WITHIN WALKING DISTANCE OF SHOREHAM TOWN CENTRE AND MAINLINE RAILWAY STATION.,

THE PROPERTY HAS FLEXIBLE ACCOMMODATION SET OVER TWO FLOORS WITH A LIVING ROOM, DINING ROOM, REFITTED MODERN KITCHEN, CONSERVATORY AND SHOWER ROOM / UTILITY ON THE GROUND FLOOR. ON THE FIRST FLOOR THE CURRENT VENDORS HAVE PARTITIONED THE MASTER BEDROOM CREATING TWO SINGLE CHILDRENS ROOMS (CONVERTING BACK TO A MASTER WOULD BE STRAIGHT FORWARD), THERE IS A FURTHER SINGLE AND ONE DOUBLE BEDROOM, AND A REFITTED MODERN BATHROOM.

- EXTENDED FAMILY HOME
- OFF ROAD PARKING
- GARAGE EN BLOC
- IMMACULATELY PRESENTED
- CLOSE TO TOWN CENTRE
- VENDORS SUITED
- REFITTED MODERN KITCHEN
- GROUND FLOOR SHOWER ROOM / UTILITY
- REFITTED MODERN BATHROOM
- 3/4 BEDROOMS

ENTRANCE PORCH
5'05 x 5'02 (1.65m x 1.57m)
Double glazed door to front, double glazed windows, door to

ENTRANCE LOBBY
Stairs rising to the First Floor Landing, door to

LIVING ROOM
14'01 x 12'00 (4.29m x 3.66m)
Southerly aspect double glazed window, concertina style folding doors to

DINING ROOM
11'00 x 9'04 (3.35m x 2.84m)
Double glazed sliding patio doors to Conservatory, door to Ground Floor Shower Room / Utility, opening to

KITCHEN
13'00 x 8'04 (3.96m x 2.54m)
Refitted modern kitchen, wall and base units with work surfaces, inset sink unit .. Double glazed side and rear aspect windows.

SHOWER ROOM /UTILITY
Modern suite comprising step in corner shower unit, wash hand basin, low level W.C, space and plumbing for appliances, under floor heating.

FIRST FLOOR LANDING
Doors giving access to all rooms and loft, storage cupboard.

BEDROOMS 1
10'10 x 9'02 (3.30m x 2.79m)
Double glazed rear aspect window, built in double wardrobes.

BEDROOM 2
8'08 x 6'06 (2.64m x 1.98m)
Double glazed front aspect window, over stairs cupboard.

BEDROOM 3
13'06 x 7'10 (4.11m x 2.39m)
Off irregular shape, double glazed front aspect window.

BEDROOM 4
Double glazed front aspect window.

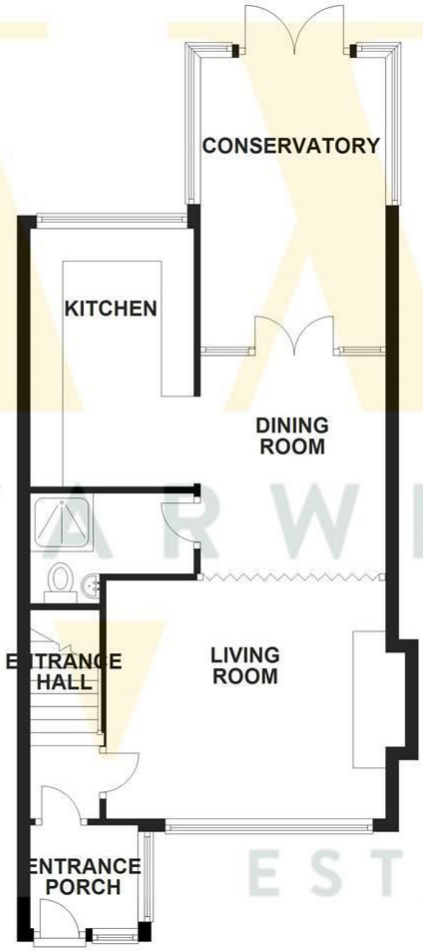
OUTSIDE

FRONT GARDEN
Block paved providing off road parking.

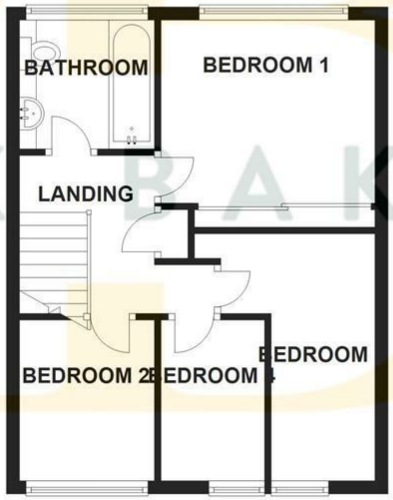
REAR GARDEN
Laid to lawn, door to

GARAGE
Situated en-bloc at the rear of the property with up and over door and personal door leading out onto the rear garden.

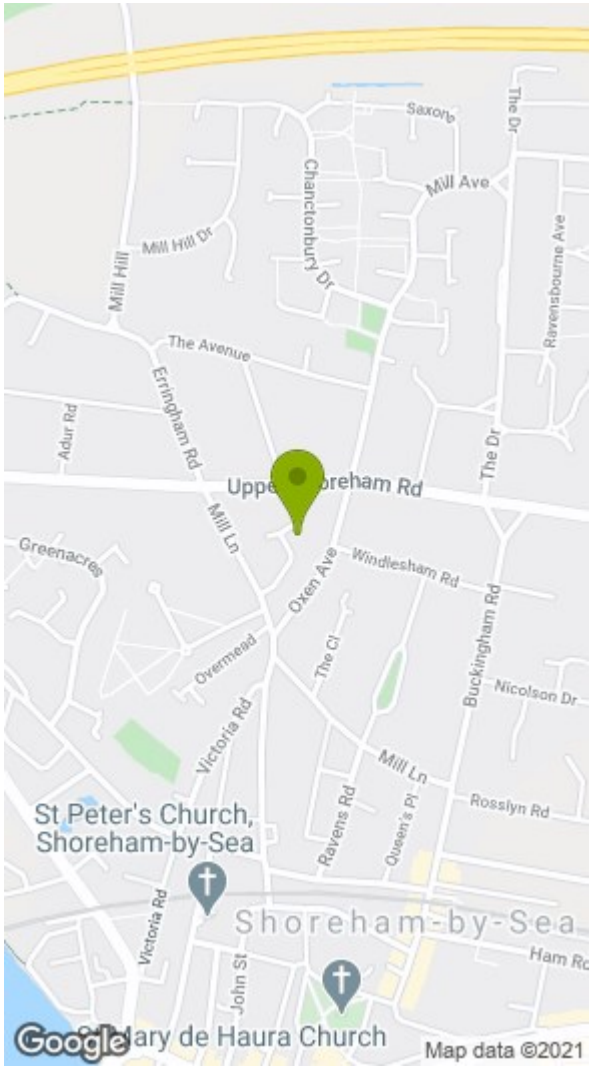
GROUND FLOOR
APPROX. 62.2 SQ. METRES (669.3 SQ. FEET)

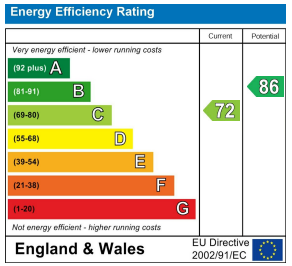


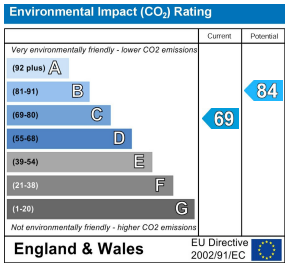
FIRST FLOOR
APPROX. 38.6 SQ. METRES (415.5 SQ. FEET)



TOTAL AREA: APPROX. 100.8 SQ. METRES (1084.8 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

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