



36 Rainbow Square | Shoreham-By-Sea | BN43 6AX

WB  
WARWICK BAKER  
ESTATE AGENT



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£400,000

\*\*\* £400,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE TERRACED TOWN HOUSE BUILT CICA. 2011 BY CREST NICHOLSON. THE PROPERTY IS LOCATED WITHIN 600 METRES OF BUCKINGHAM PARK. THE HOUSE BENEFITS FROM ENTRANCE HALL, 16' LOUNGE, MODERN KITCHEN, GROUND FLOOR CLOAKROOM, THREE BEDROOMS, FAMILY BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, 29' REAR GARDEN AND ALLOCATED PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- GROUND FLOOR CLOAKROOM
- ALLOCATED PARKING SPACE

- THREE BEDROOMS
- FAMILY BATHROOM
- NO UPWARD CHAIN

- 16' LOUNGE
- EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM
- 29' REAR GARDEN

- MODERN KITCHEN

Front door leading to:

#### **ENTRANCE HALL**

11'6" in length, (3.52 in length, )

Double panelled radiator, storage cupboard housing electric trip switches, and feeder meter for the solar panels.

Door off entrance hall to:

#### **LOUNGE**

16'1" x 14'4" (4.92 x 4.38)

Double glazed windows to the rear having an easterly aspect, single panel radiator, door giving access to under stairs storage cupboard with hanging and shelving space.

Doorway off entrance hall to:

#### **KITCHEN**

8'9" x 8'7" (2.69 x 2.64)

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into wood effect worktop, slow closing storage cupboards under, built in integrated ' BOSCH ' dishwasher to the side, tiled splash back, complimented by matching wall units over with corner end display shelf, matching adjacent wood effect work top with inset ' BOSCH ' stainless steel four ring hob, ' BOSCH ' electric oven under, cupboards to either side, tiled splash back complimented by matching wall units over with under counter lighting, ' BOSCH ' stainless steel canopied extractor hood, further adjacent matching wood effect work top with range of drawers and cupboards under, tiled splash back, complimented by matching wall units over, built in integrated fridge/freezer to the side, double glazed windows to the front having a westerly aspect, ' KARNEAN ' style flooring, LED downlighting,

extractor fan.

Door off entrance hall to:

#### **CLOAKROOM**

Comprising low level wc, pedestal wash hand basin with contemporary style mixer tap, tiled splash back, glass display shelf, mirror, recessed range of shelving, ' KARNEAN ' style flooring, extractor fan.

Turning staircase with bannister and spindles up from entrance hall to:

#### **LANDING**

Access to loft storage space, door giving access to airing cupboard housing ' MEGAFLOW ' pressurised hot water cylinder.

Door off landing to:

#### **BEDROOM 1**

12'10" x 8'7" (3.93 x 2.62)

Being ' L ' shaped, twin double glazed French doors on to Juliette glass panelled balcony, having an easterly aspect, twin sliding mirrored door wardrobe with hanging and shelving space, single panel radiator with independent thermostat.

Door off bedroom 1 to:

#### **EN-SUITE SHOWER ROOM**

Being part tiled, comprising pedestal wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, tiled flooring, extractor fan, step in fully tiled shower cubicle with built in shower, separate shower attachment, folding shower screen.

Door off landing to:

#### **BEDROOM 2**

11'7" x 8'7" (3.54 x 2.62 )

Being ' L ' shaped, twin double glazed French doors on to Juliette glass panelled balcony, having an westerly aspect, twin sliding mirrored door wardrobe with hanging and shelving space, single panel radiator with independent thermostat.

Door off landing to:

#### **BEDROOM 3**

7'5" x 7'3" (2.27 x 2.21)

Double glazed windows to the front having a westerly aspect, single panel radiator with independent thermostat.

Door off landing to:

#### **FAMILY BATHROOM**

Being part tiled, comprising panel bath with mixer tap with separate shower attachment, wall mounted wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, mirrored doored medicine cabinet with shelving, frosted double glazed window, tiled flooring, extractor fan.

Twin double glazed French doors off lounge to:

#### **REAR GARDEN**

29'6" x 17'5" (9.00 x 5.31)

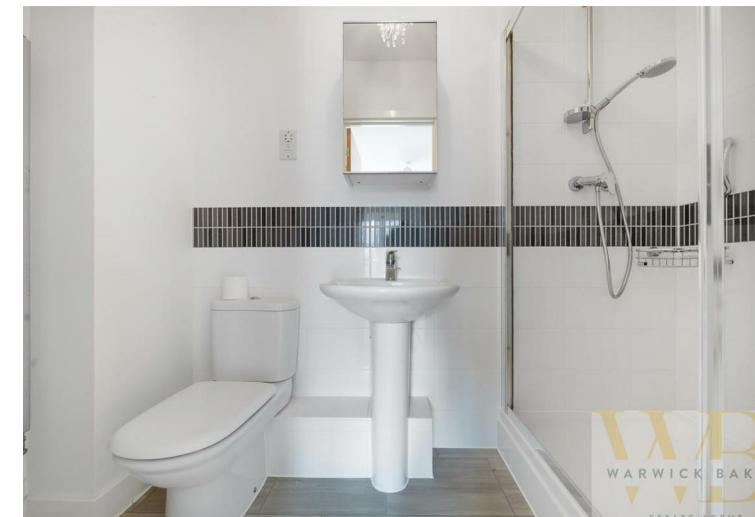
Having an easterly aspect, laid to ' RUMBLESTONE ' with two sets of raised flower beds, two steps up to patio slab area, timber built shed, all enclosed by fencing to three sides.

#### **ALLOCATED PARKING SPACE**

No: 160

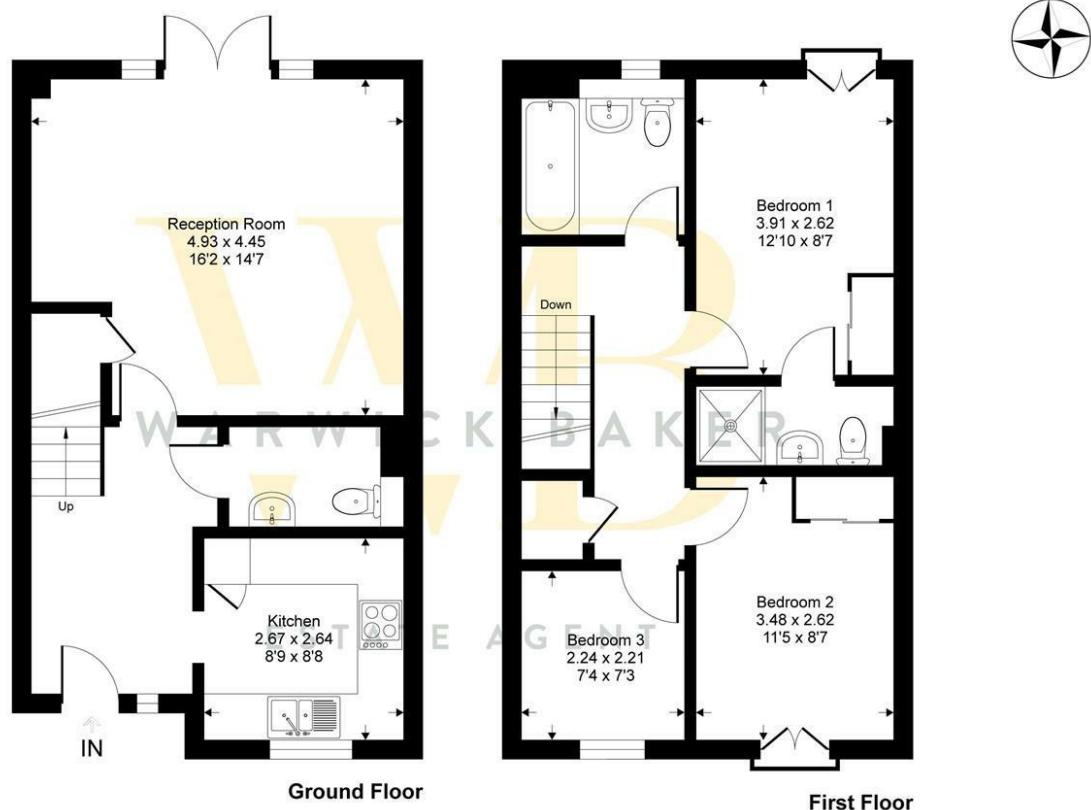
#### **OUTGOINGS**

£112 EVERY SIX MONTHS ESTATE MANAGEMENT FEE



## Rainbow Square, BN4

Approximate Gross Internal Area = 85 sq m / 911 sq ft

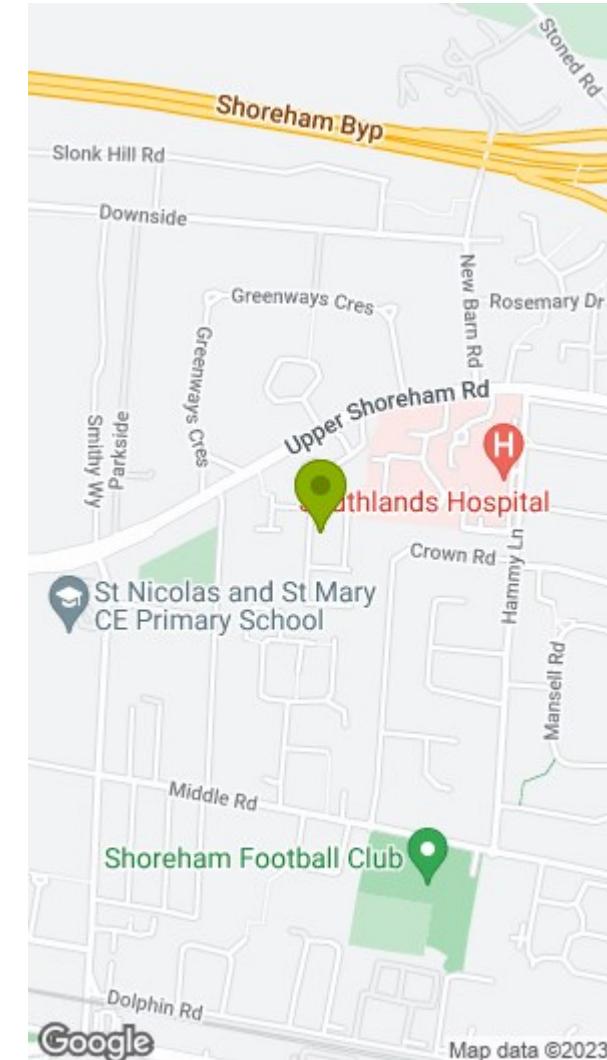


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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