



33 Ravens Road | | Shoreham-By-Sea | BN43 5AJ

WB
WARWICK BAKER
ESTATE AGENT



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£420,000

SOLD - WARWICK BAKER ESTATE AGENTS !!

SIMILAR PROPERTIES NEEDED

CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

Warwick Baker Estate Agents are pleased to present this rarely available 3 bed semi-detached house located in a sought after area close to the town centre and mainline railway station.

- SOUGHT AFTER QUIET LOCATION
- CLOSE TO TOWN
- CONSERVATORY
- THREE BEDROOMS
- GROUND FLOOR CLOAKROOM
- NO CHAIN
- 24'ft10 LIVING / DINING ROOM
- SEMI DETACHED
- SECLUDED WEST FACING GARDEN
- GARAGE

ENTRANCE

Front door leading to entrance hall with doors to living/dining room, kitchen and WC.

LIVING / DINING ROOM

24'10 x 12'03 (7.57m x 3.73m)

Front aspect bay window overlooking front garden, double glazed rear aspect window, feature open fireplace

KITCHEN

10'08 x 8'11 (3.25m x 2.72m)

Range of wall and base level units, inset sink, space for appliances, double glazed side window, window to rear, door to

CONSERVATORY

8'06 x 8'04 (2.59m x 2.54m)

Fully double glazed with door to side path and further door to garden

W.C

Low level W.C, wash hand basin, side aspect double glazed window

FIRST FLOOR LANDING

Side aspect window, doors to all bedrooms and family bathroom, loft access.

MASTER BEDROOM

12' x 11'09 (3.66m x 3.58m)

Double glazed front aspect bay window, range of fitted wardrobes and drawers

BEDROOM 2

12ft x 11'11 (3.66mft x 3.63m)

Double glazed rear aspect window, fitted double wardrobe

BEDROOM 3

8'10 x 8' (2.69m x 2.44m)

Double glazed front aspect window, over stairs cupboard.

FAMILY BATHROOM

Matching suite, panel enclosed bath, pedestal wash hand basin, low level W.C, airing cupboard, double glazed obscure glass rear aspect window.

OUTSIDE

FRONT GARDEN

Laid to lawn with mature flower and shrub borders, path to side gate and access to rear garden

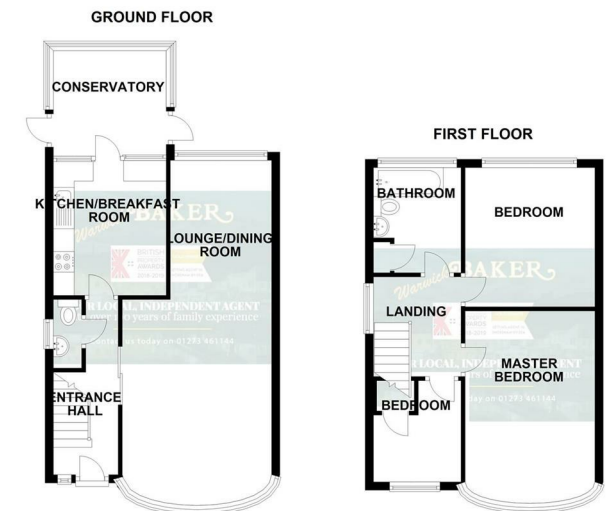
REAR GARDEN

Westerly facing secluded garden, predominantly laid to

lawn with mature flower and shrub borders, flint wall to rear

GARAGE

Situated en bloc at the rear of the property, accessed via Ravens Road, brick built with metal up and over door.

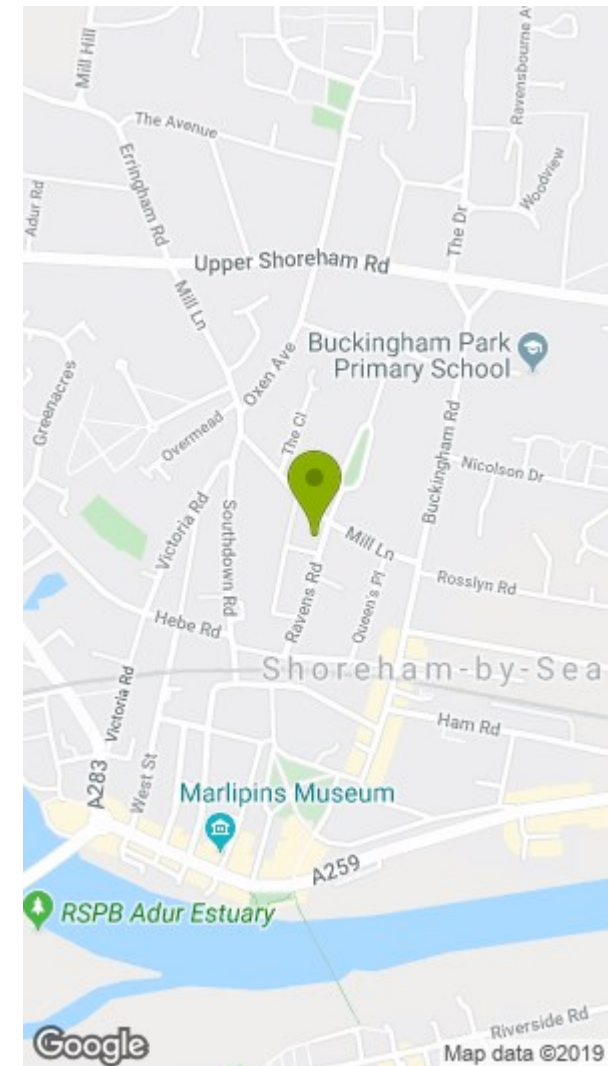




GROUND FLOOR



FIRST FLOOR



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