



The Maisonette 37, Buckingham Road | | Shoreham | BN43

ESTATE





## The Maisonette 37, Buckingham Road | | Shoreham | BN43 5UA

Offers In Excess Of £475,000

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\*\*\* OPEN DAY 11:30 - 13:30 SATURDAY 29th APRIL \*\*\* CALL TO ARRANGE YOUR 15 MINUTE SLOT \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS EXTREMELY WELL PRESENTED SEMI-DETACHED VICTORIAN MAISONETTE. LOCATED WITHIN 100 METRES OF SHOREHAM MAINLINE RAILWAY STATION ( LONDON-VICTORIA 80 MINUTES ). THE FLAT OCCUPIES THE FIRST AND SECOND FLOOR, AND BENEFITS FROM A PLETHORA OF ORIGINAL FEATURES THROUGHOUT, 16' LOUNGE, THREE DOUBLE BEDROOMS, MODERN KITCHEN, UTILITY ROOM, FULLY TILED BATHROOM, SEPARATE CLOAKROOM AND 25' WEST FACING SECLUDED REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- KITCHEN
- 25' WEST FACING REAR GARDEN
- LANDING WITH HIGH CEILINGS
- UTILITY ROOM
- THREE DOUBLE BEDROOMS
- FULLY TILED BATHROOM
- 16' LOUNGE
- SEPARATE CLOAK ROOM

Front door leading to:

### ENTRANCE HALL

5'9" in len (1.76 in length )

Double panelled radiator, decorative tiled flooring.

Stairs up from entrance hall with original bannister up to:

### HALF LANDING

Decorative tiled flooring, spotlight.

Stable style door off half landing to:

### UTILITY ROOM

7'4" x 7'4" (2.26 x 2.26)

Being 'L' shaped, part wood panelling to dado height, double panelled radiator, frosted glazed window, bay double glazed windows having a westerly aspect, comprising wood work top, space for freezer under, space and plumbing for washing machine to the side, storage cupboard to the side housing 'GLOWWORM' gas fired combination boiler, shelving over, decorative frosted double glazed window, decorative tiled flooring.

Stairs with original bannister and spindles up from half landing to:

### FIRST FLOOR LANDING

9'3" x 8'3" (2.84 x 2.53 )

Being 'L' shaped with high ceiling, original 10" skirting, high level storage cupboard housing electric meter, single panel radiator.

Original wood panelled door off first floor landing to:

### LOUNGE

16'11" x 14'11" (5.18 x 4.56)

Into bay with double glazed windows to the front having an easterly aspect, original wood panelling under, feature chimney breast with recessed gas effect wood burner, built in double doored storage cupboard to the side with shelving over, further built in double doored storage cupboard to the side of the chimney breast with shelving over, double panelled radiator, original 10" skirting, 'KARDEAN' style flooring.

Panelled door off first floor landing to:

### KITCHEN

8'7" x 6'6" (2.62 x 2.00)

Comprising stainless steel sink unit with mixer tap inset into granite effect worktop, range of drawers and cupboards under, tiled splash back, adjacent matching granite effect worktop to the side with inset stainless steel four ring gas hob, 'BEKO' electric oven under, drawer and cupboard to the side, space for fridge to the side, tiled splash back, complimented by matching wall units over with stainless steel and glass extractor hood, double glazed window to the front having an easterly aspect, vinyl flooring, spotlighting.

Original wood panelled door off first floor landing to::

### BEDROOM 1

14'2" x 11'5" (4.33 x 3.48)

Original sash window to the rear having a westerly aspect, double panelled radiator, two built in double doored wardrobes with hanging and shelving space, double doored storage cupboards over, original 10" skirting.

Original wood panelled door off first floor landing to:

### SEPARATE CLOAKROOM

Being part tiled to dado height, comprising low level wc, contemporary style vanity unit with mixer tap, storage cupboard under, high level original decorative frosted glazed sash window to the rear having a westerly aspect, tiled flooring.

Turning staircase with original bannister and spindles up from first floor landing to:

### SECOND FLOOR LANDING

Original sash window with part decorative frosting and stained glass having a westerly aspect, part sloping ceiling.

Panelled door off second floor landing to:

### BEDROOM 2

15'1" x 10'2" (4.60 x 3.11)

Double glazed windows to the rear having a westerly aspect, views of The South Downs, single panel radiator, two built in double doored wardrobes with hanging and shelving space, original sash window to the side, single door storage cupboard to the side with shelving, part sloping ceiling, spotlighting.

Original panelled door off second floor landing to:

### BEDROOM 3

12'10" x 9'6" (3.92 x 2.90)

Double glazed windows to the front having an easterly aspect, single panelled radiator, two sloping ceilings.

Panelled door off second floor landing to:

### BATHROOM

Being fully tiled, comprising low level wc, double mirrored medicine cabinet over, pedestal wash hand basin with hot and cold taps, single panel radiator, tiled flooring, frosted double glazed window, panel bath with mixer tap and separate shower attachment, glass shower screen.

Part frosted double glazed door off utility room with stairs down to:

### REAR GARDEN

25'7" x 20'6" (7.80 x 6.26)

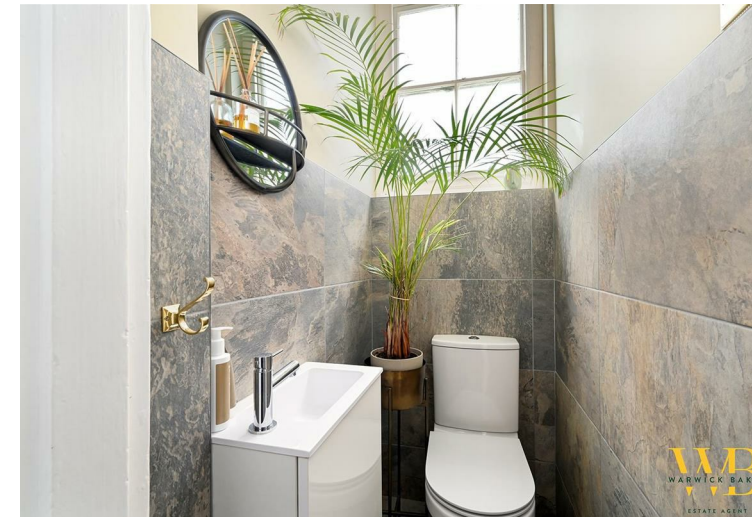
Having a westerly aspect, laid mainly to lawn, shingle area, doorway to under stairs storage area, raised flower and rockery area with lighting, further raised flower bed with tropical palm and lighting, pergola and a variety of listeria, doorway giving access to passageway into Queens Plce.

### OUTGOINGS

MAINTENANCE:- £750 PER ANNUM PLUS 50% OF ANY EXPENDITURE

GROUND RENT:- £150 PER ANNUM

LEASE:- 125 YEARS FROM 25/03/2002





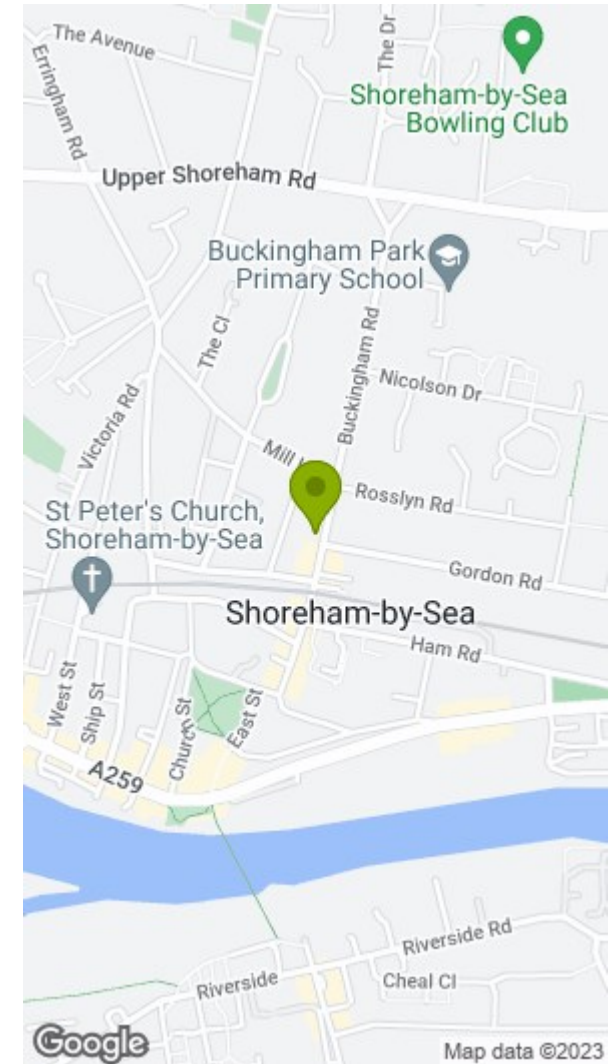
## Buckingham Road, BN43

Approximate Gross Internal Area = 102 sq m / 1095 sq ft  
(excludes restricted head height)



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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	77	England & Wales	EU Directive 2002/91/EC	60