



39 New Road | | Shoreham-By-Sea | BN43 6RB





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£409,950

SOLD BY WARWICK BAKER ESTATE AGENTS
SIMILAR PROPERTIES URGENTLY REQUIRED, BUYERS WAITING !!
01273 461144 - george@warwickbaker.co.uk

- SOUTH FACING LOUNGE
- OCCASIONAL LOFT BEDROOM 3
- 100' REAR GARDEN
- DINING ROOM
- LOWER GROUND FLOOR ROOM
- NO UPWARD CHAIN
- NEW KITCHEN
- NEW BATHROOM
- 2 BEDROOMS ON FIRST FLOOR
- FORMAL FRONT GARDEN

DG front door leading to ENTRANCE VESTIBULE

single panel radiator.

Georgian style glazed door off entrance vestibule to:

LOUNGE

13'0" x 10'0" (3.97 x 3.06)

into bay with double glazed windows to the front having a favoured southerly aspect, feature open brick fireplace with wood mantle, brick hearth surrounded by wood, single panel radiator, built in louvred door storage cupboard, picture rail.

Georgian style glazed door off entrance vestibule to:

DINING ROOM

11'4" x 9'10" (3.46 x 3.02)

double glazed windows to the rear, feature chimney breast with exposed brick arch, single panel radiator.

Georgian style glazed door off dining room to:

KITCHEN

10'7" x 6'10" (3.25 x 2.09)

comprising stainless steel sink unit with mixer tap inset into wood effect roll edge worktop, storage cupboards under, space and plumbing for washing machine to the side, tiled splashback, Worcester gas fired combination boiler to the side, adjacent matching wood effect roll edge worktop with inset Beko gas four ring hob with Beko electric oven under, drawers and cupboards to the side, tiled splashback, complemented by matching wall units over, integrated extractor, built in larder

style storage cupboard to the side with shelving, windows to the side, part glazed door giving access to the rear garden, vinyl flooring, spotlighting.

TURNING STAIRCASE DOWN TO LOWER LOBBY

door off lower lobby to:

CELLAR ROOM

12'11" x 13'0" (3.94 x 3.98)

double glazed windows to the front having a favoured southerly aspect looking, single panel radiator, high level storage cupboard housing electric meter and electric trip switches.

TURNING STAIRCASE UP TO FIRST FLOOR LANDING

from entrance vestibule, door to airing cupboard with slatted shelving.

Door off landing to:

BEDROOM 1

13'4" x 13'1" (4.07 x 4)

into bay with double glazed windows to the front having a favoured southerly aspect, double panel radiator, feature fireplace (currently not working).

Door off first floor landing to:

BEDROOM 2

11'3" x 9'8" (3.45 x 2.97)

double glazed windows to the rear, feature cast iron fireplace with wood surround, built in wardrobe with hanging space, storage cupboard over, double glazed windows to the rear, single panel radiator.

Door off first floor landing to:

BATHROOM

comprising "p" shaped panelled bath with mixer tap and separate shower attachment, glass shower screen, tiled splashback, vanity unit with inset wash hand basin with contemporary style mixer tap, double door storage cupboard under, double door storage cupboard to the side, low level wc, double glazed window to the rear, vinyl flooring, single panel radiator.

Door off first floor landing to:

STAIRS UP TO OCCASIONAL LOFT BEDROOM 3

13'0" x 11'9" (3.98 x 3.59)

being 'L' shaped with sloping ceilings, Velux window to the rear, Velux window to the front having a southerly aspect, built in double louvre door wardrobe with hanging space, single door storage cupboard to the side with shelving, double panel radiator, built in recessed set of three drawers, 2 built in eaves storage cupboards.

FRONT GARDEN

10'6" x 4'9" (3.22 x 1.45)

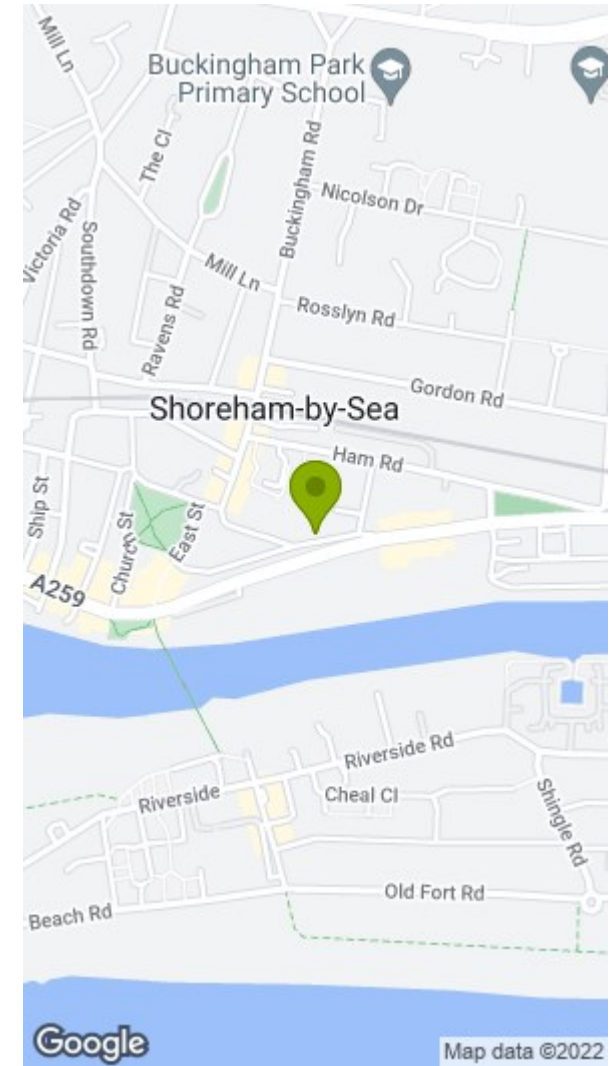
laid to shingle with raised flower bed having a favoured southerly aspect.

REAR GARDEN

101'8" x 12'5" (31 x 3.8)

accessed via kitchen, with patio slab area, patio slab pathway, lawned area, timber built shed, glass greenhouse, enclosed by fencing and low bungeroosh wall to one side, high level brick wall to the rear.





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			Very environmentally friendly - lower CO ₂ emissions		
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	