62 Connaught Avenue | | Shoreham-By-Sea | BN43 5WJ

WARWICK BAKER
ESTATE AGENT

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£649,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED FAMILY HOME.

THE PROPERTY BOASTS SPACIOUS ACCOMMODATION SET OVER THREE FLOORS. THERE IS A OPEN PLAN LIVING / DINING ROOM WITH MODERN KITCHEN AND CLOAKROOM ON THE GROUND FLOOR, THREE BEDROOMS AND A FAMILY BATHROOM ON THE FIRST FLOOR AND MASTER BEDROOM WITH ENSUITE ON THE SECOND FLOOR.

- IMMACULATELY PRESENTED
- WALKING DISTANCE TO TOWN
- VEDNOR SUITED
- FOUR BEDROOMS
- MODERN KITCHEN
- CALL NOW 01273 461144
- MASTER WITH EN SUITE
- DRIVEWAY AND GARAGE
- SOUTHERLY ASPECT LIVING ROOM
- CABIN / OFFICE

ENTRANCE PORCH
Door to front.

ENTRANCE HALL
Door giving access to the Living / Dining Room, Cloakroom, stairs rising to the First Floor Landing.

LIVING ROOM
15'2 x 11'4 (4.62m x 3.45m)
Double glazed Southerly aspect bay window, fully operational log burner.

DINING ROOM
19'5 x 9'10 (5.92m x 3.00m)
Double glazed French doors leading out onto the Rear Garden, opening to

KITCHEN
11'4 x 6'5 (3.45m x 1.96m)
Modern range of wall and base level units, work surfaces over

DOWN STAIRS CLOAKROOM
Low level W.C, wash hand basin, side aspect obscure glass window.

FIRST FLOOR LANDING
Doors giving access to Bedrooms 2,3 & 4, Family Bathroom, side aspect window, stairs turning and rising to the Second Floor Landing.

BEDROOM 2
15'1 x 10'5 (4.60m x 3.18m)
Double glazed Southerly aspect bay window, range of fitted wardrobes.

BEDROOM 3
11'10 x 10'5 (3.61m x 3.18m)
Double glazed rear aspect window.

BEDROOM 4
8'2 x 6'5 (2.49m x 1.96m)
Double glazed front aspect window.

FAMILY BATHROOM
Modern suite, panel enclosed bath, pedestal wash hand basin, low level W.C, rear aspect obscure glass window.

SECOND FLOOR LANDING
Southerly aspect Velux window, door to

MASTER BEDROOM
20'1 x 11'11 (6.12m x 3.63m)
Southerly aspect Velux window, Double glazed French doors with a Juliet style balcony with views over the Rear Gardens and up to the South Downs, range of fitted wardrobes, door to

EN SUITE SHOWER ROOM
Modern suite, walk in shower, wash hand basin, low level W.C, rear aspect obscure glass window.

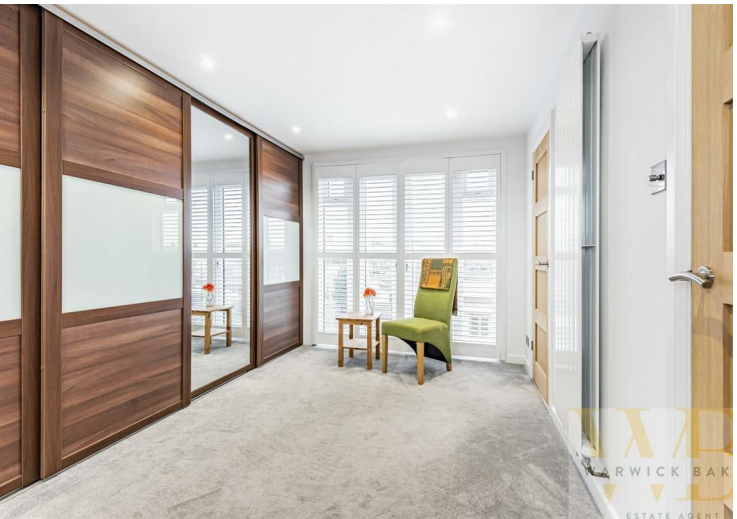
OUTSIDE

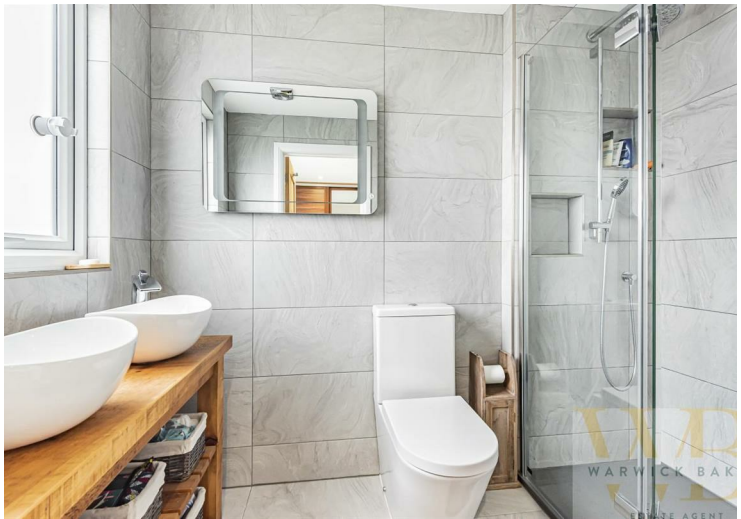
FRONT GARDEN
Block paved providing off road parking for two vehicles.

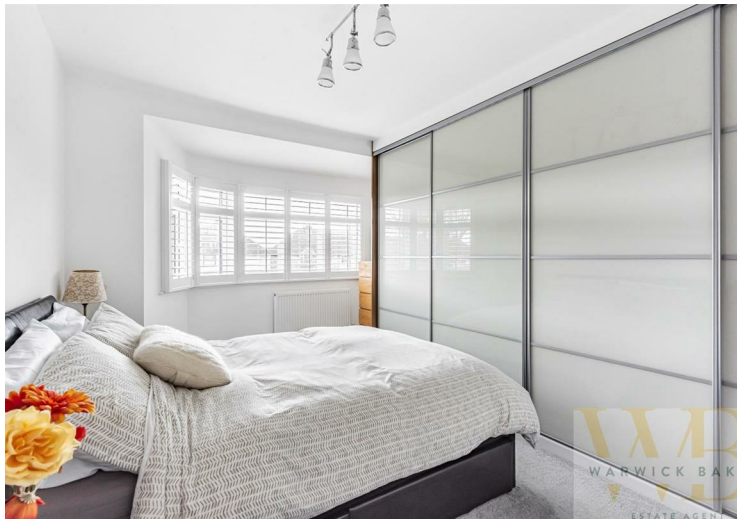
REAR GARDENS
Enclosed by panel fencing, predominantly laid to law, large raised decked area, area of patio.

TANDEM LENGTH GARAGE
Electric door, power and light, currently used as Gym / Playroom, with internet connection, laminate flooring.

OFFICE / CABIN
Purpose built with power and light, front aspect windows, French Doors leading out onto the Rear Gardens, internet connection.

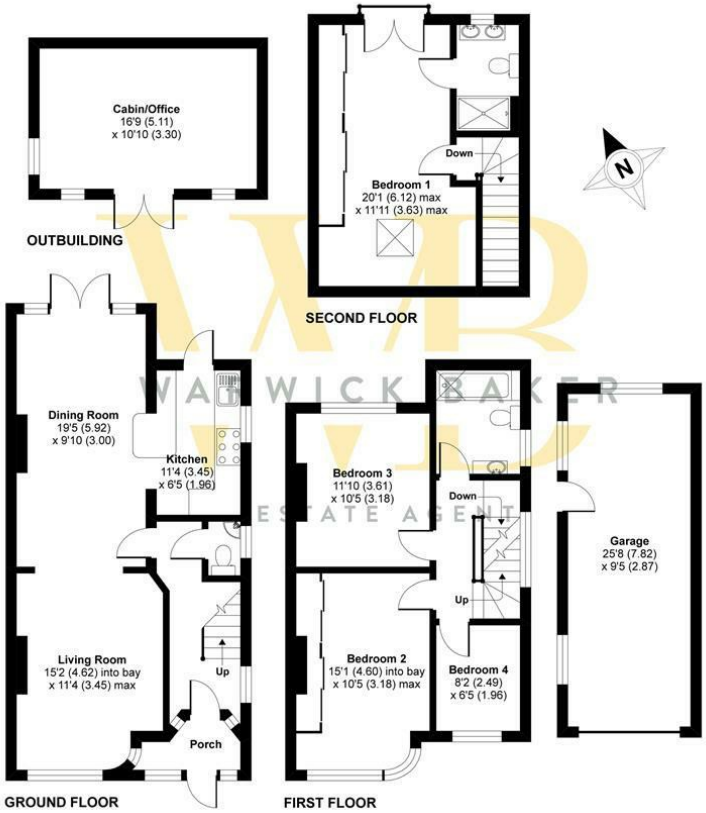






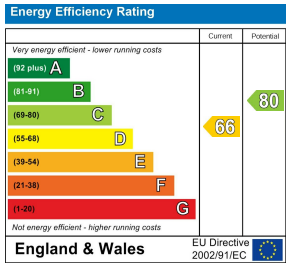
Connaught Avenue, Shoreham-by-Sea, BN43

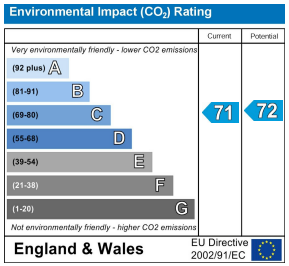
Approximate Area = 1606 sq ft / 149.2 sq m (includes garage)
Outbuilding = 182 sq ft / 17 sq m
Total = 1788 sq ft / 166 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 692257





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