



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



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Offers In Excess Of £475,000

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WARWICK BAKER ESTATE AGENTS IS DELIGHTED TO OFFER THIS SPACIOUS TOWNHOUSE IN RAINBOW SQUARE TO THE MARKET.

THE PROPERTY BOASTS A 14'11 X 14'6 SOUTHERLY ASPECT KITCHEN/DINING ROOM WITH PATIO DOORS LEADING OUT TO THE REAR GARDENS, A DOWNSTAIRS CLOAKROOM, AND A LARGE ENTRANCE HALL. ON THE FIRST FLOOR, THERE IS A 14'2 X 12' LIVING ROOM/BEDROOM, AN ADDITIONAL BEDROOM, AND A FAMILY BATHROOM. ON THE SECOND FLOOR, YOU'LL FIND BEDROOM 3 AND THE MASTER BEDROOM MEASURING 15'2 X 13'10, COMPLETE WITH AN EN-SUITE AND A VAULTED CEILING. OUTSIDE, THERE IS PARKING FOR TWO CARS AND A SOUTH-FACING LANDSCAPED REAR GARDEN.

- RAINBOW SQUARE
- 15'2 X 13'10 MASTER BEDROOM WITH EN-SUITE & VAULTED CEILING
- CATCHMENT TO GOOD SCHOOLS INCLUDING SHOREHAM ACADEMY
- TOWN HOUSE
- SOUTHERLY ASPECT REAR GARDENS
- PLEASE CALL TO VIEW 01273 461144
- 14'11 X 14'6 KITCHEN DINING ROOM WUTH A SOUTHERLY ASPECT
- PARKING FOR 2 CARS
- 3/4 DOUBLE BEDROOMS
- VENDOR SUITED



Rainbow Square, Shoreham-by-Sea, BN43

Approximate Area = 1233 sq ft / 114.5 sq m

Limited Use Area(s) = 51 sq ft / 4.7 sq m

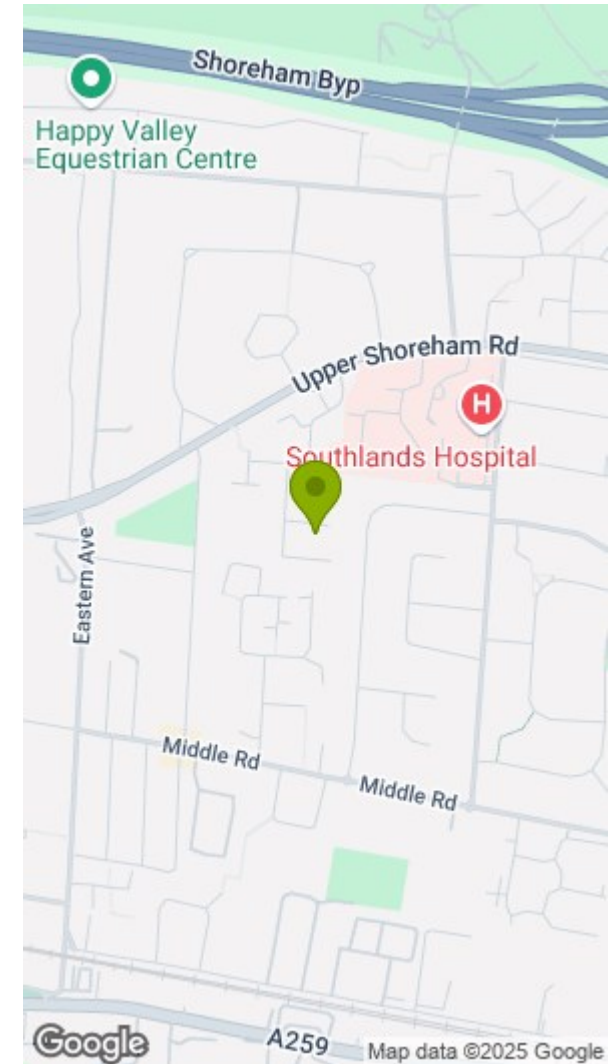
Total = 1284 sq ft / 119.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Warwick Baker Estate Agent Ltd. REF: 1256173. ©richcom 2024.



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 | |