



8 Tarragon Way | | Shoreham-By-Sea | BN43 6JG





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£365,000

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WARWICK BAKER ESTATE AGENTS ARE PLEASED TO OFFER FOR SALE WITH WELL-PRESENTED 3 BEDROOM SEMI-DETACHED FAMILY HOME. SITUATED IN THIS SOUGHT-AFTER LOCATION WITHIN REACH OF BUS SERVICES, THE HOLMBUSH SHOPPING CENTRE, EXCELLENT SCHOOLS, LOCAL PARKS, THE BEACH AND THE SOUTH DOWNS.

CALL NOW TO VIEW 01273 461144

- SEMI DETACHED
- 16' LIVING ROOM
- CALL TO VIEW
- 3 BEDROOMS
- CONSERVATORY
- 01273 461144
- CLOSE TO LOCAL AMENITIES
- SECLUDED REAR GARDEN
- 16' KITCHEN/BREAKFAST ROOM
- GARAGE AND DRIVEWAY

ENTRANCE PORCH

9'06 x 3'10 (2.90m x 1.17m)

Double glazed door to front, double glazed side aspect window, double glazed door giving access to the rear garden, double glazed door to

ENTRANCE HALL

Stairs turning and rising to the First Floor Landing, storage cupboard, door to Kitchen Dining Room, opening to

LIVING ROOM

16' x 11' (4.88m x 3.35m)

Double glazed front aspect bay window.

KITCHEN / DINING ROOM

16' x 10'07 (4.88m x 3.23m)

Double glazing rear facing window overlooking the garden. Wall and base units with a sink and drainer, single bowl, work surfaces, electric oven, electric hob, cooker hood, plumbing for washing machine, radiator and under stairs storage cupboard.

CONSERVATORY

9'08 x 9'04 (2.95m x 2.84m)

Double glazed rear facing window, UPVC construction, overlooking and leading to the rear garden.

FIRST FLOOR LANDING

Airing cupboard and loft access containing a boarded loft with lighting.

BEDROOM ONE

16' x 9'06 (4.88m x 2.90m)

Double glazed front facing window, built in wardrobes.

BEDROOM 2

8'09 x 8'08 (2.67m x 2.64m)

Double glazed rear facing window overlooking the rear garden.

BEDROOM 3

8'10 x 7'05 (2.69m x 2.26m)

Double glazed rear facing window overlooking the rear garden.

BATHROOM

Double glazed side facing window, wash hand basin, hand shower attachment, electric shower.

W.C

Double glazed side facing window low level W.C.

OUTSIDE

FRONT GARDEN

Laid to lawn with trees, shrubs

REAR GARDEN

Levelled rear garden with paved patio seating area. Lawn with established borders, timber summer house containing power and lights, and outside water tap.

GARAGE

16'9 x '9 (5.11m x '2.74m)

Up and over door, lighting and power.



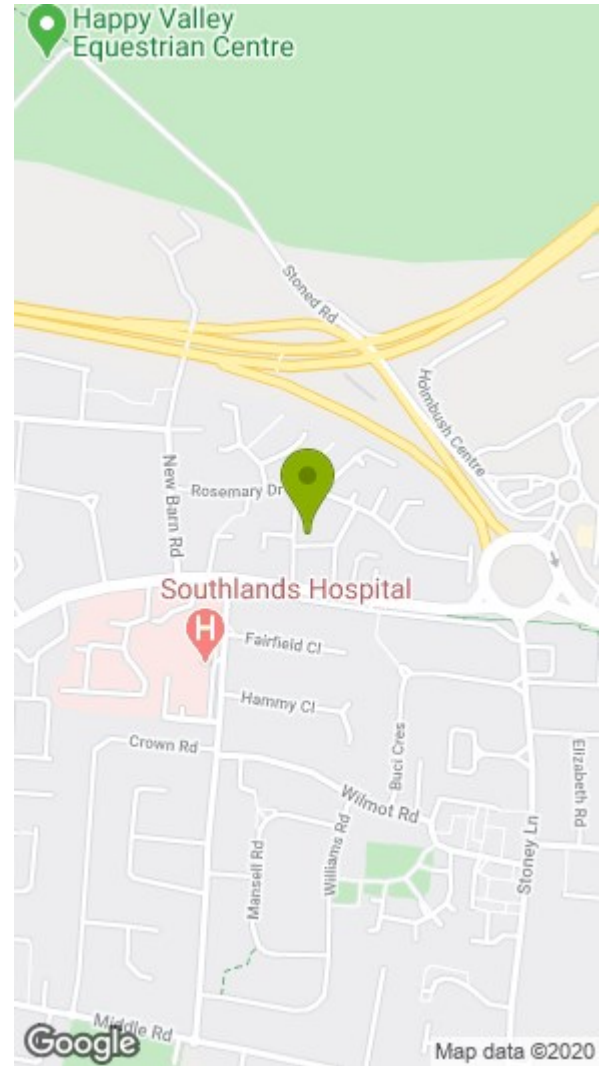


GROUND FLOOR
APPROX. 53.7 SQ. METRES (577.9 SQ. FEET)



FIRST FLOOR
APPROX. 41.7 SQ. METRES (449.3 SQ. FEET)

TOTAL AREA: APPROX. 95.4 SQ. METRES (1027.2 SQ. FEET)



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		Very environmentally friendly - lower CO ₂ emissions (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