



20 Juniper Walk | | Shoreham-By-Sea | BN43 6JE

WB
WARWICK BAKER
ESTATE AGENT



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£369,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS VERY WELL PRESENTED THROUGHOUT, SEMI-DETACHED FAMILY RESIDENCE. LOCATED IN THIS SOUGHT AFTER PEACEFUL AREA SET BACK FROM THE ROAD IN NORTH SHOREHAM, CLOSE TO THE POPULAR HOLMBUSH CENTRE. THE PROPERTY BENEFITS FROM ENTRANCE HALL, THROUGH LOUNGE DINING ROOM, CONSERVATORY ROOM, KITCHEN, THREE BEDROOMS, SHOWER ROOM, FRONT GARDEN, SOUTH/EAST FACING REAR GARDEN, OFF ROAD PARKING SPACE AND GARAGE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- THREE BEDROOMS
- GARAGE
- LOUNGE THROUGH DINING ROOM
- FAMILY SHOWER ROOM
- OFF ROAD PARKING SPACE
- CONSERVATORY ROOM
- FRONT GARDEN
- KITCHEN
- LAWNED REAR GARDEN

Part frosted double glazed front door leading to:

ENTRANCE LOBBY

6'5" x 5'9" (1.97 x 1.77)

Two floor to ceiling frosted double glazed windows to the front, double panelled radiator.

Door off entrance lobby to:

LOUNGE THROUGH DINING ROOM

LOUNGE

15'8" x 12'10" (4.78 x 3.93)

Double glazed windows to the front, feature electric fire with wood surround and mantle, marble insert, marble hearth, double panelled radiator, engineered oak flooring, door giving access to under stairs storage cupboard housing gas and electric meters.

Square opening off lounge to:

DINING ROOM

10'8" x 7'10" (3.27 x 2.39)

Double glazed window to the rear, double panelled radiator, engineered oak flooring.

Sliding double glazed door off dining room to:

CONSERVATORY ROOM

9'6" x 8'7" (2.90 x 2.63)

Being fully double glazed, twin double glazed French doors giving access to the rear garden, double panelled radiator, vaulted double glazed roof.

Door off dining room to:

KITCHEN

8'8" x 8'7" (2.65 x 2.62)

Comprising stainless steel sink unit with mixer tap inset into granite effect work top, drawer and cupboards under, built in 'ELECTROLUX' dishwasher to the side, tiled splash back, complimented by matching wall unit over with under counter lighting, adjacent matching work top, space and plumbing for

washing machine under, tiled splash back, complimented by matching wall units over with under counter lighting, further adjacent matching work top with inset 'ZANUSSI' gas four ring hob, 'AEG' double electric oven under, drawer and cupboard to both sides, stainless steel and part tiled back splash, integrated 'ZANUSSI' extractor, complimented by matching wall units to both sides, built in integrated 'ZANUSSI' fridge/freezer to the side, double glazed windows to the rear, part double glazed door giving access to the side of the property, tiled flooring, spot lighting.

Stairs with hand rail up from entrance lobby to:

LANDING

Double glazed window to the side, access to loft storage space.

Door off landing to:

BEDROOM 1

13'3" x 9'6" (4.06 x 2.90)

Double glazed windows to the rear, built in double doored ward robe with hanging and shelving space, built in single door wardrobe with hanging and shelving space, built in double door corner ward robe with hanging and shelving space, built in five drawer chest, double panelled radiator.

Door off landing to:

BEDROOM 2

11'3" x 9'5" (3.43 x 2.89)

Double glazed windows to the front, double panelled radiator, built in double doored wardrobe with hanging and shelving space, built in single door wardrobe with hanging, door giving access to airing cupboard with slatted shelving.

Door off landing to:

BEDROOM 3

8'6" x 6'6" (2.60 x 1.99)

Double glazed windows to the front, double panelled radiator, door giving access to storage cupboard housing 'BAXI' gas fired combination boiler.

Door off landing to:

FAMILY SHOWER ROOM

Being part tiled, comprising vanity unit with inset wash hand basin, contemporary style mixer tap, double doored storage cupboard under, low level wc, heated hand towel rail, tiled flooring, frosted double glazed windows, spot lighting, step in fully tiled shower cubicle with built in shower, separate shower attachment, twin sliding shower doors.

FRONT GARDEN

24'7" x 17'5" (7.50 x 5.33)

Laid totally to lawn, rockery area with tropical palm.

Part shared passageway leading to gate giving access to:

REAR GARDEN

57'4" x 19'0" (17.50 x 5.80)

Laid mainly to brick patio, astro turf area, timber built shed, enclosed by fencing to three sides with side gate to parking space.

Part double glazed door giving access to:

GARAGE

16'4" x 8'4" (4.99 x 2.56)

With electric roll up and over door, power and lighting, double glazed window to the front.

OFF ROAD PARKING SPACE

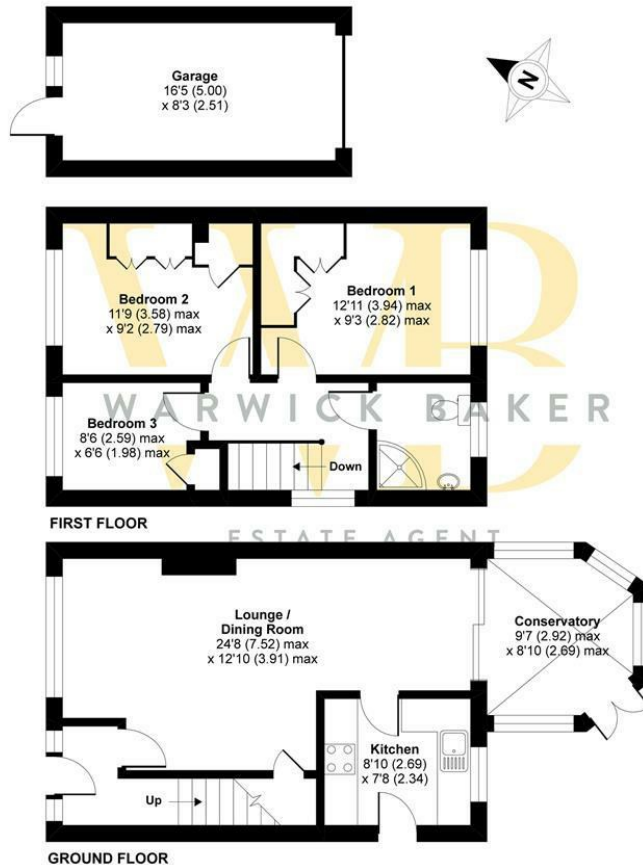
12'11" x 10'11" (3.96 x 3.33)

Accessed via Rosemary Drive, laid to hard standing.



Juniper Walk, Shoreham-by-Sea, BN43

Approximate Area = 882 sq ft / 81.9 sq m (excludes garage)
 Garage = 137 sq ft / 12.7 sq m
 Total = 1019 sq ft / 94.6 sq m
 For identification only - Not to scale



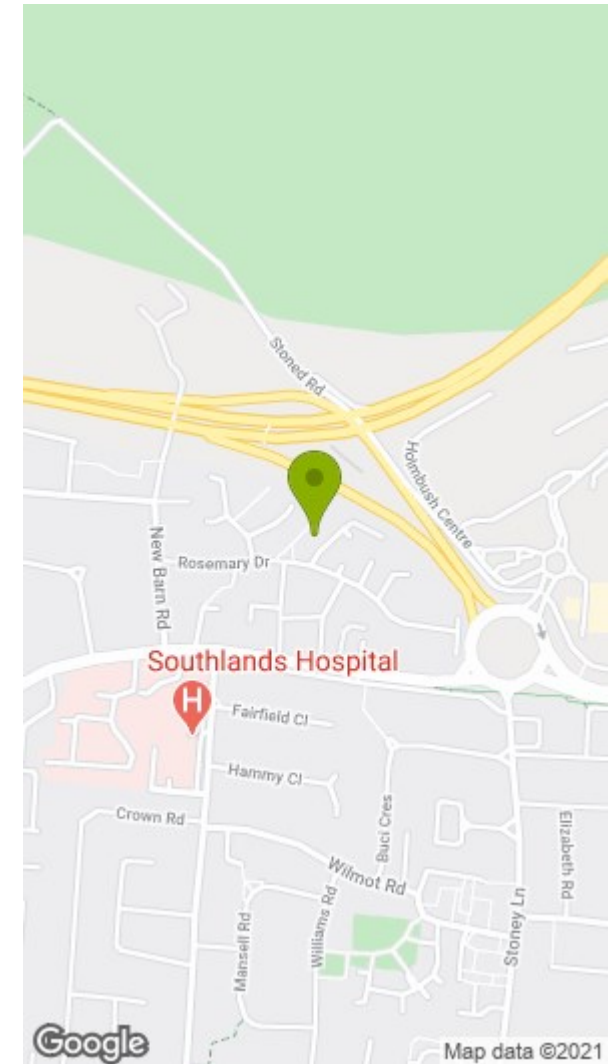
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 692769

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	