56 Gordon Road | | Shoreham-By-Sea | BN43 6WE

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £650,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SEMI-DETACHED FAMILY HOME IN GORDON ROAD, A SHORT WALK FROM SHOREHAM MAINLINE RAILWAY STATION, THE TOWN CENTRE AND THE BEACH.

THIS IMPRESSIVE PROPERTY IS EXTREMELY WELL PRESENTED AND BOASTS SPACIOUS LIVING ACCOMMODATION OVER THREE FLOORS.

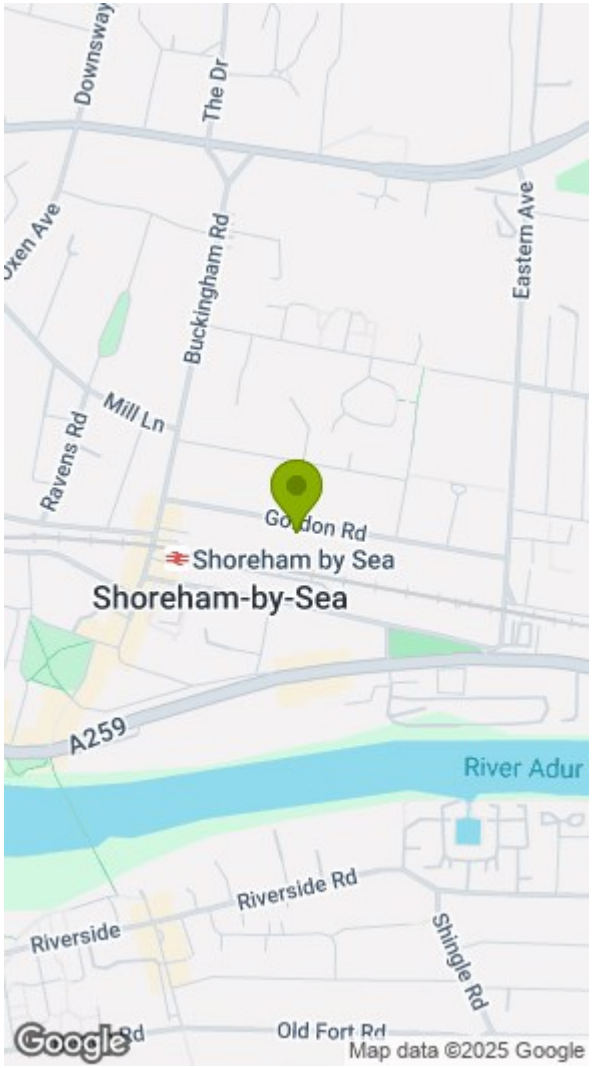
ON THE GROUND FLOOR THERE IS A SPACIOUS ENTRANCE HALL, 14'2 FRONT ASPECT LIVING ROOM WITH BAY WINDOW AN FEATURE FIREPLACE, 12'2 DINING ROOM ALSO WITH A FIREPLACE, 24'1 OPEN PLAN EXTENDED KITCHEN BREAKFAST ROOM WITH UTILITY ROOM AND

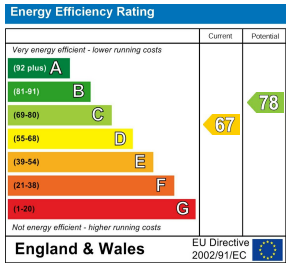
- SEMI-DETACHED FAMILY HOME
- 12'10 x 10'7 FAMILY ROOM
- 15'7 X 12'10 GARDEN OFFICE / STUDIO / SUMMER HOUSE
- CLOSE TO THE TOWN CENTRE AND MAINLINE RAILWAY STATION
- FIVE DOUBLE BEDROOMS
- NO ONWARTD CHAIN - CALL NOW 01273 461144
- 14'2 X 12'10 FRONT ASPECRT LIVING ROOM
- TWO FAMILY SHOWER ROOMS, DOWNSTAIRS W.C
- 24'1 X 10'1 OPEN PLAN KITCHEN / DINING ROOM
- SECLUDED SOUTHERLY ASPECT REAR GARDENS

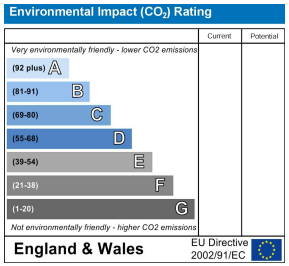
Gordon Road, Shoreham-by-Sea, BN43

Approximate Area = 1662 sq ft / 154.4 sq m
Limited Use Area(s) = 67 sq ft / 6.2 sq m
Outbuildings = 272 sq ft / 25.2 sq m
Total = 2001 sq ft / 185.8 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1216442







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