



124 Church Green | | Shoreham-By-Sea | BN43 6JU



ESTATE AGENT



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£220,000

\*\*\* £220,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SEMI-DETACHED TWO STOREY TOWN HOUSE. LOCATED WITHIN 1 MILE OF THE HOLMBUSH CENTRE AND SOUTHWICK MAINLINE RAILWAY STATION ( LONDON-VICTORIA 80 MINUTES ). THE PROPERTY BENEFITS FROM ENTRANCE LOBBY, 14' WEST FACING LOUNGE, 12' KITCHEN, DOUBLE BEDROOM, FULLY TILED BATHROOM, AND ALLOCATED PARKING SPACE. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- FULLY TILED BATHROOM
- 14' WEST FACING LOUNGE
- NO UPWARD CHAIN
- 12' KITCHEN
- IDEAL FOR FIRST TIME BUYERS
- DOUBLE BEDROOM
- IDEAL FOR BUY TO LET INVESTORS

Part frosted double glazed front door leading to:

### **ENTRANCE HALL**

**5'10" in length (1.80 in length)**

Night storage heater.

Frosted glazed door off entrance hall to:

### **LOUNGE**

**14'10" x 9'11" (4.53 x 3.04)**

Into square bay with double glazed windows to the front having a westerly aspect, night storage heater.

Door off lounge to:

### **KITCHEN**

**12'4" x 5'2" (3.78 x 1.58)**

Comprising stainless steel sink unit with mixer tap inset into wood effect work top, inset ' LAMONA ' four ring electric hob to the side, ' BEKO ' electric oven under, range of drawers and cupboards to the side, space and plumbing for washing machine to the side, tiled splash back, complimented by matching wall units over, door giving access to under stairs storage cupboard with space for freezer, vinyl flooring, double glazed windows to the front having a westerly aspect, vinyl flooring, spotlighting.

Turning staircase with twin handrails up to:

### **LANDING**

Access to loft storage space, door giving access to airing cupboard housing pre-factory lagged hot water cylinder with fitted immersion heater.

Frosted glazed door off landing to:

### **BEDROOM**

**13'5" x 9'5" (4.10 x 2.89)**

Being ' L ' shaped, double glazed windows to the front having a westerly aspect, ' DIMPLEX ' wall mounted electric convector heater, built in double doored wardrobe with hanging space, double doored storage cupboard over.

Door off landing to:

### **BATHROOM**

Being fully tiled, comprising wood panel bath with hot and cold taps, twin hand grips, built in shower with separate shower attachment, folding UPVC shower screen, pedestal wash hand basin with hot and cold taps, low level wc, frosted double glazed window, vinyl flooring.

### **OUTSIDE STORAGE CUPBOARD**

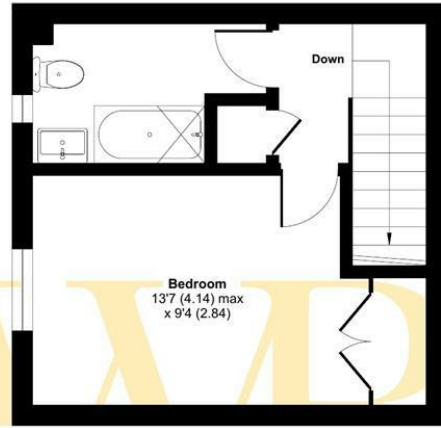
Door giving access to outside storage cupboard.

### **ALLOCATED PARKING SPACE**



# Church Green, Shoreham-by-Sea, BN43

Approximate Area = 510 sq ft / 47.3 sq m  
For identification only - Not to scale

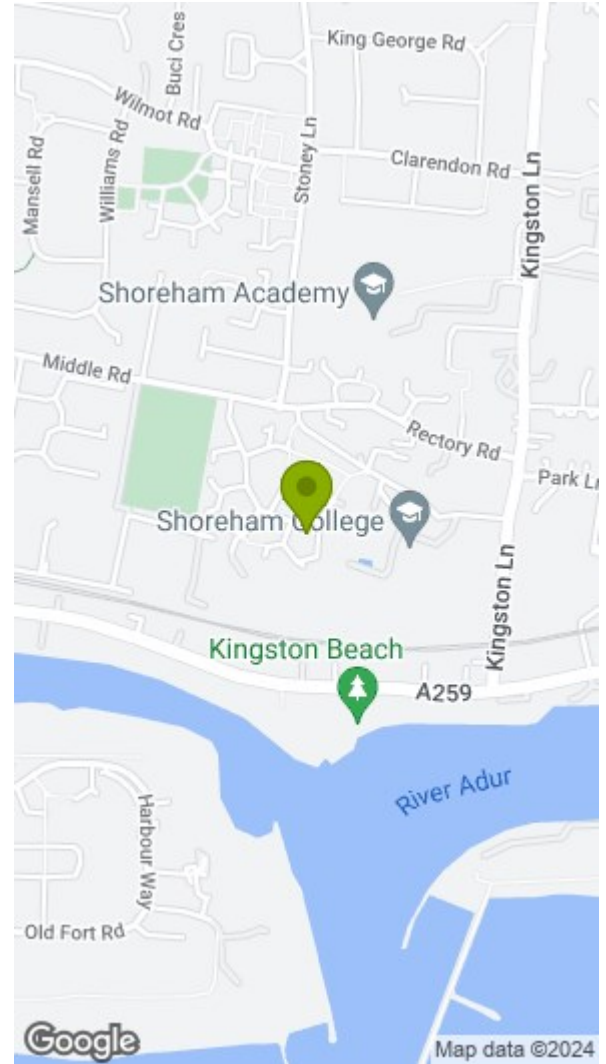


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1079958



## 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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(54-68) D			(54-68) 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 <sub>2</sub> emissions		
England & Wales	88	57	England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	