



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





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Offers In Excess Of £435,000

SOLD - WARWICK BAKER ESTATE AGENTS !!

SIMILAR PROPERTIES NEEDED

CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

*** OFFERS IN EXCESS OF £435,000 ***

- TOWN HOUSE
- TWO PARKING SPACES
- VENDOR SUITED
- BEAUTIFULLY PRESENTED
- MASTER BEDROOM WITH EN SUITE
- CALL TO VIEW 01273 461144
- 3/4 BEDROOMS
- NEW MODERN KITCHEN
- SECLUDED FLINT WALLED GARDEN
- END OF TERRACE

ENTRANCE HALL

Double glazed door to front, doors giving access to Study, Kitchen / Dining Room, Cloakroom, stairs turning and rising to the First Floor Landing.

KITCHEN / DINING ROOM

14'05 x 15'09 (4.39m x 4.80m)

Recently fitted modern Kitchen comprising a range of wall mounted and base level units with recess lighting, work surfaces with inset sink and drainer unit with mixer tap, inset four ring gas hob with double oven below, extractor over, integrated fridge/ freezer, dishwasher, washing machine, island with further cupboard under, tiled floor, sunken spotlights, walk in storage cupboard with shelving, east facing double glazed windows and double doors leading out onto feature rear garden.

STUDY / BEDROOM 4

9' x 8'08 (2.74m x 2.64m)

West aspect. Double glazed window, radiator, tiled floor, fitted wardrobes with hanging rail and shelving.

CLOAKROOM

Low level W.C, pedestal wash hand basin, radiator, tiled floor, extractor fan.

FIRST FLOOR LANDING

Doors giving Access to Bedroom 2, Living Room and Bathroom. Stairs turning and rising to the Second Floor Landing.

LIVING ROOM

14'05 x 12'01 (4.39m x 3.68m)

West aspect. A spacious room with two double glazed windows, radiator.

BEDROOM 2

14'05 x 8'07 (4.39m x 2.62m)

East aspect. Double glazed window, radiator, fitted mirrored wardrobes with hanging rail and shelving.

BATHROOM

Modern white suite comprising panel enclosed bath with integrated shower over, wall mounted wash hand basin, low flush wc, wall mounted heated towel rail, extractor fan, part tiled walls.

SECOND FLOOR LANDING

Doors giving access to the Master Bedroom and Bedroom 3.

MASTER BEDROOM

16'06 x 14'05 (5.03m x 4.39m)

West aspect. Vaulted ceiling, loft access, double glazed window, radiator, built in mirrored wardrobe with hanging rail and shelving, door to:

EN SUITE SHOWER

Comprising fully tiled shower cubicle with integrated shower, low flush wc, pedestal wash hand basin, wall mounted heated towel rail, extractor fan.

BEDROOM 3

14'05 x 8'07 (4.39m x 2.62m)

East aspect. Double glazed window with pleasant roof top views, radiator, built in wardrobe with hanging rail and shelving, walk in airing cupboard with slatted shelving.

OUTSIDE

FRONT GARDEN

Paved walkway with various plant and shrub borders.

PARKING

There is parking for two cars adjacent to the property.

REAR GARDEN

A feature rear garden with paved area onto artificial grass with various plant and shrub borders, timber built shed with power and lighting, raised flower beds, gate to side access, wall mounted lights, fence and flint wall enclosed. Outside tap and gated access to the front of the property and parking.

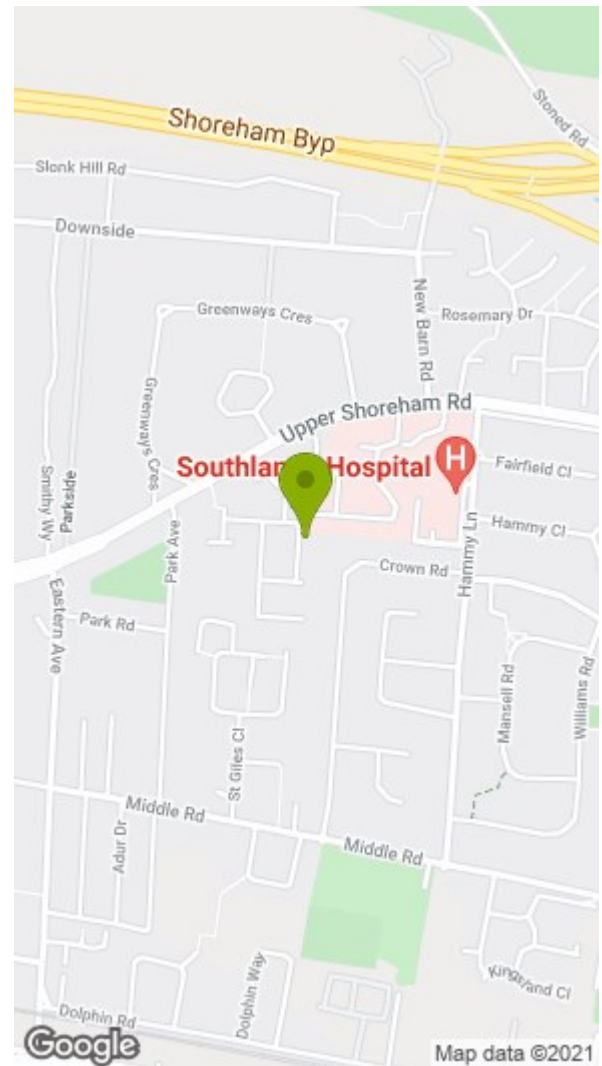
ESTATE MANAGEMENT CHARGE

The service charge is approximately £180 per year to cover maintenance of the road, planting, street lights etc.





TOTAL AREA: APPROX. 120.9 SQ. METRES (1301.3 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		Current	Potential	Environmental Impact (CO ₂) Rating		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	
		85	86			87	89