

22 Middle Road | | Shoreham-By-Sea | BN43 6GA

WARWICK BAKER
ESTATE AGENT







22 Middle Road | | Shoreham-By-Sea | BN43 6GA

£319,950

*** £319,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE TWO STOREY MID-TERRACE VICTORIAN HOUSE (IN NEED OF RENOVATION THROUGHOUT). LOCATED WITHIN 1 MILE OF SHOREHAM MAINLINE RAILWAY STATION (LONDON -VICTORIA 76 MINUTES) THE PROPERTY BENEFITS FROM 2 BEDROOMS, LOUNGE WITH ORIGINAL ORNATE FIREPLACE, DINING ROOM, SOUTH FACING KITCHEN, UTILITY ROOM, GOOD SIZED BATHROOM, SEPARATE CLOAK ROOM AND 54' SOUTH FACING REAR GARDEN. VIEWING HIGLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- 12' LOUNGE
- 12' SOUTH FACING DINING ROOM
- SOUTH FACING KITCHEN
- UTILITY AREA
- TWO DOUBLE BEDROOMS
- BATHROOM
- SEPARATE CLOAKROOM
- 54' SOUTH FACING REAR GARDEN
- NO UPWARD CHAIN

Front door leading to:

ENTRANCE HALL
14'10" in length (4.53m in length)
Single panel radiator, exposed wood floorboards.

Doorway off entrance hall to:

LOUNGE
12" x 11'6" (3.66m x 3.51m)
Double glazed window to the front, feature original open fireplace with decorative tiled insert, wood surround and mantle, marble hearth, single panel radiator, picture rail, exposed wood floorboards.

Georgian style glazed door off entrance hall to:

DINING ROOM
12'5" x 11'9" (3.78m x 3.58m)
Double glazed window to the rear having a favoured southerly aspect, single panel radiator, exposed wood floorboards, recessed area with door leading to under stairs storage cupboard.

Doorway off dining room to:

KITCHEN
11' x 8'6" (3.35m x 2.59m)
Comprising circular stainless steel sink unit with mixer tap inset into granite effect roll top worktop with cupboard under, space and plumbing for washing machine to the side, matching granite effect backsplash, adjacent worktop with space for range style cooker, cupboards to either side, part wood panelled walls complimented by matching wall units over with integrated extractor hood, further adjacent roll edge worktop with drawers and cupboards under, matching granite effect backsplash, wood panelling over, matching display shelving above, space for tall fridge/freezer, tiled flooring, double glazed windows to the rear having a favoured southerly aspect.

Door off kitchen to:

LEAN TO UTILITY ROOM
7'5" x 5'2" (2.26m x 1.57m)
Comprising roll edge worktop, drawers and cupboards under, further adjacent worktop with space and plumbing for washing machine under, space for tumble dryer to the side, double glazed windows to the rear having a favoured southerly aspect, sloping UPVC roof, tiled flooring.

Stairs up from entrance hall to:

SPLIT LEVEL LANDING
Exposed wood flooring, access to loft storage space.

Wood panelled door off to:

BEDROOM 1
12'7" x 12'0" (3.84m x 3.66m)
Double glazed windows to the front, feature open fireplace, single panel radiator, two built in double door wardrobes with hanging and shelving space, exposed wood flooring.

Door off landing to:

BEDROOM 2
11'9" x 9'9" (3.58m x 2.97m)
Double glazed window to the rear having a favoured southerly aspect, built in double door wardrobe with hanging and shelving space, single panel radiator, exposed wood flooring.

Door off landing to:

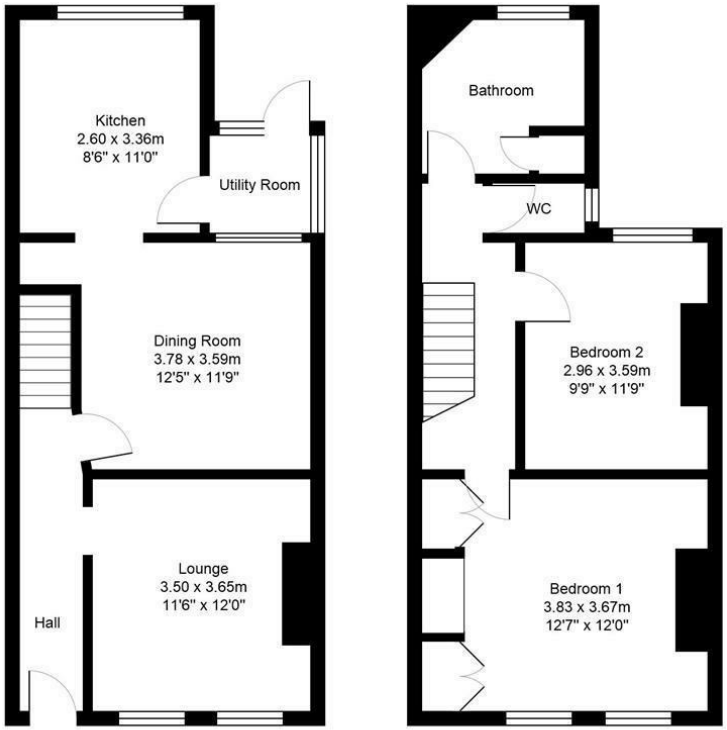
BATHROOM
Being part tiled comprising wood panelled bath with mixer tap and separate shower attachment, built in shower, separate shower attachment, rainfall style shower head, glass shower screen, pedestal wash hand basin with antique style mixer tap, school style radiator with heated hand towel rail, built in airing cupboard with shelving, frosted double glazed window to the rear, vinyl flooring.

Door off split level landing to:

SEPARATE CLOAKROOM
Comprising low level wc, double glazed windows, vinyl flooring.

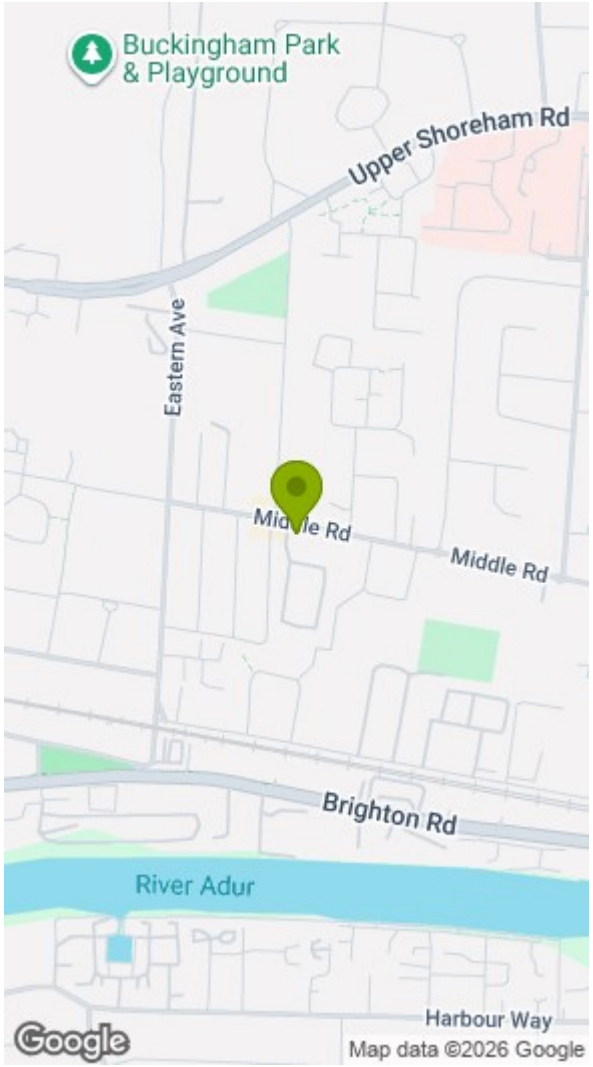
Door off utility room:

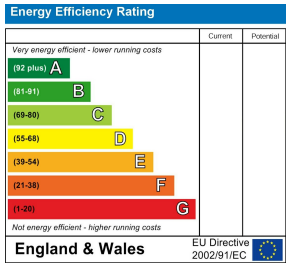
REAR GARDEN
54'0" x 14'11" (16.46 x 4.57)
Having a favoured southerly aspect, with patio slab area, patio slab pathway leading to rear area with mature flowers, tree and shrubs.

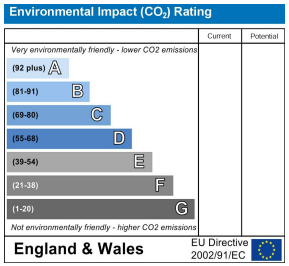


Total Area: 90.0 m² ... 969 ft²

All measurements are approximate and for display purposes only.







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

10 High Street, Shoreham-by-Sea, West Sussex, BN43 5DA | Tel: 01273 461144 | Email: info@warwickbaker.co.uk | Web: www.warwickbaker.co.uk