19 Church Green | | Shoreham-By-Sea | BN43 6JQ

WARWICK BAKER
ESTATE AGENT

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£325,000

*** £325,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE TERRACED 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, 15' LOUNGE, 12' KITCHEN/DINER, TWO BEDROOMS, BATHROOM, SOUTH FACING REAR GARDEN AND TWO ALLOCATED PARKING SPACE. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE LOBBY
- 15' LOUNGE
- 12' KITCHEN/DINER
- TWO BEDROOMS
- BATHROOM
- SOUTH FACING REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS

Part leaded frosted double glazed front door leading to:

ENTRANCE HALL
5'9" x 3'8" (1.76 x 1.14)
' DIMPLEX ' night storage heater, laminate wood flooring, high level electric trip switches.

Door off entrance lobby to:

LOUNGE
15'7" x 9'4" (4.77 x 2.85)
Double glazed windows to the front, night storage heater, laminate wood flooring, spot lighting, door giving access to under stairs storage cupboard with shelf and laminate wood flooring.

Door off lounge to:

KITCHEN/DINER
12'6" x 8'11" (3.82 x 2.73)
Comprising stainless steel sink unit with contemporary style mixer tap, inset into granite effect work top with drawer and storage cupboards under, space and plumbing for washing machine to the side, tiled splash back, matching adjacent work top with inset ' INDESIT ' four ring ceramic hob, electric oven under, drawers and cupboard to the side, tiled splash back, complimented by matching wall units over, double glazed windows to the rear having a favoured southerly aspect, laminate wood flooring, spot lighting.

Stairs with twin hand rails up from entrance lobby to:

LANDING
Access to loft storage space, door giving access to airing cupboard housing hot water cylinder, slatted shelving.

Door off landing to:

BEDROOM 1
12'5" x 10'4" (3.81 x 3.15)
Double glazed windows to the front, ' DIMPLEX ' night storage heater, built in double doored wardrobe with hanging space, double doored storage cupboard over.

Door off landing to:

BEDROOM 2
12'2" x 6'3" (3.71 x 1.92)
Double glazed windows to the rear having a favoured southerly aspect, electric panel heater.

Door off landing to:

BATHROOM
Being part tiled, comprising panel bath with hot and cold taps, hand grip, wall mounted ' TRITON 'independent shower unit with separate shower attachment, shower rail and curtain, pedestal wash hand basin with hot and cold taps, low level wc, double glazed window, vinyl flooring, extractor fan.

FRONT GARDEN
12'9" x 12'9" (3.90 x 3.90)
Laid to lawn, concrete path to the front door.

Part double glazed door off kitchen/diner

REAR GARDEN
32'11" x 13'4" (10.04 x 4.08)
Having a favoured southerly aspect, raised decked area, step down to patio slab area, concrete pathway, lawn area, outside storage unit, variety of flowers, trees and shrubs, enclosed by fencing to the tree sides.

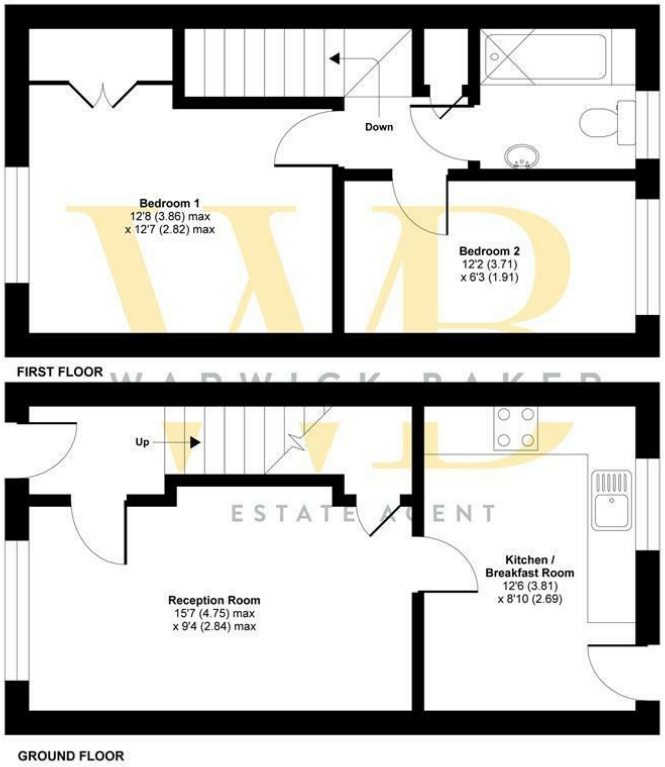
Rear gate giving access to passageway to:

ALLOCATED PARKING
Two off street parking tandem spaces.

Church Green, Shoreham-by-Sea, BN43

Approximate Area = 640 sq ft / 59.4 sq m

For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
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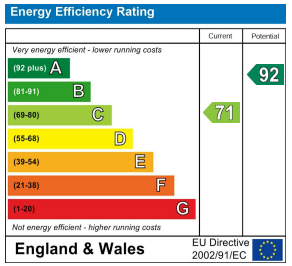

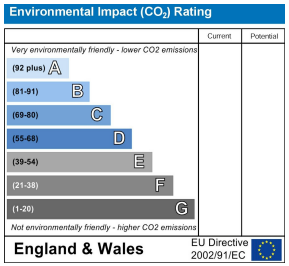

Disclaimer

* 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