11 Rectory Road | | Shoreham-By-Sea | BN43 6EB

WARWICK BAKER
ESTATE AGENT

11 Rectory Road | | Shoreham-By-Sea | BN43 6EB

£429,950

*** £429,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE END OF TERRACE. LOCATED ON THE SHOREHAM/SOUTHWICK BORDER, SOUTHWICK MAINLINE RAILWAY STATION IS WITHIN 1 MILE (LONDON VICTORIA 80 MINUTES). THE DELIGHTFUL PROPERTY BENEFITS FROM AN ENTRANCE HALL, LOUNGE, DINING ROOM, MODERN KITCHEN, CONSERVATORY ROOM SEPARATE CLOAK/UTILITY ROOM, THREE BEDROOMS, LOFT/OCCASIONAL BEDROOM 4, MODERN BATHROOM, FRONT GARDEN, SOUTH FACING GARDEN, GARAGE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. CHAIN FREE.

- ENTRANCE HALL
- CONSERVATORY ROOM
- SOUTH FACING REAR GARDEN
- THREE BEDROOMS
- SEPARATE CLOAK/UTILTY ROOM
- GARAGE IN COMPOUND
- LOFT/OCCASIONAL BEDROOM 4
- MODERN BATHROOM
- LOUNGE + DINING ROOM
- FRONT GARDEN

Front door leading to:

ENTRANCE HALL
5'4" x 4'3" (1.65 x 1.30)
Solid wood flooring.

Door off entrance hall to:

LOUNGE
14'0" x 16'6" (4.27 x 5.03)
Double glazed bay windows to the front, feature gas pebble effect fire place, two feature archway with double doored storage cupboards and display shelving, solid wood flooring.

Opening off lounge to:

DINING ROOM
10' x 10' (3.05m x 3.05m)
Twin double glazed French doors to the rear having a favoured southerly aspect, solid wood flooring, door giving access to under stairs storage cupboard.

Door off dining room to:

KITCHEN
10'5" x 8'2" (3.20m x 2.51m)
Comprising stainless steel sink unit with mixer tap inset into granite effect work top, storage cupboard under, free standing slimline ' BEKO ' dishwasher to the side, tiled splash back, matching adjacent worktop with inset ' DIPLOMAT ' stainless steel gas four ring hob, ' BEKO ' electric oven under, storage cupboard to the side, free standing ' BEKO ' fridge to the side, tiled splash back, complimented by matching wall units over, storage cupboard housing ' IDEAL LOGIC ' gas fired combination boiler, stainless steel canopied extractor hood, further adjacent matching worktop with range of drawers and cupboards under, tiled splash back, complimented by matching wall units over with two frosted glass doors, adjacent matching work to with built in fridge under, built in freezer to the side, tiled splash back, double glazed window to the rear having a favoured southerly aspect, solid wood flooring, spot lighting.

Part double glazed door off kitchen to:

CONSERVATORY ROOM
Being of irregular shape, part brick construction to dado height, double glazed windows to the rear having a favoured southerly aspect, sloping double glazed roof, part double glazed door to the rear, double panelled radiator, vinyl flooring.

Door off conservatory room to:

CLOAK/UTILITY ROOM
Comprising low level wc, vanity unit with inset wash hand basin with contemporary style mixer tap, double doored storage cupboard under, double panelled radiator, space and plumbing for washing machine, space and plumbing for tumble dryer, display shelving, vinyl flooring, skylight.

Stairs up from entrance hall to:

LANDING
Electrically controlled loft ladder.

Door off landing to:

BEDROOM 1
15'0 x 11'9" (4.57m x 3.58m)
Having a dual aspect, double glazed windows to the front, double glazed window to the side having an easterly aspect, double panelled radiator, built in double doored wardrobe with hanging and shelving space, double doored storage cupboard to the side.

Door off landing to:

BEDROOM 2
10'0 x 10'0 (3.05m x 3.05m)
Double glazed windows to the rear having a favoured southerly aspect, double panelled radiator, built in double doored wardrobe with hanging and shelving space, double doored storage cupboard to the side.

Door off landing to:

BEDROOM 3
7'3" x 6'9" (2.21m x 2.06m)
Double glazed window to the front, double panelled radiator, built in storage cupboard with shelving.

LOFT/OCCASIONAL BEDROOM 4
Two sloping ceilings, ' VELUX ' window to the rear having a favoured southerly aspect, two double doored eaves storage cupboards, five sets of built in book shelves.

Door off landing to:

SHOWER ROOM
Being fully tiled, bath with contemporary style mixer tap with separate shower attachment, shower rail and curtain, comprising pedestal wash hand basin with mixer tap, low level wc, heated hand towel rail, frosted double glazed windows, fully tiled shower cubicle with built in shower with separate shower attachment, glass shower door.

FRONT GARDEN
Laid to lawn.

REAR GARDEN
Laid to lawn, having a favoured southerly aspect.

GARAGE
In compound.

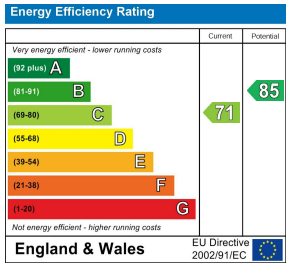
Rectory Road, Shoreham-by-Sea, BN43

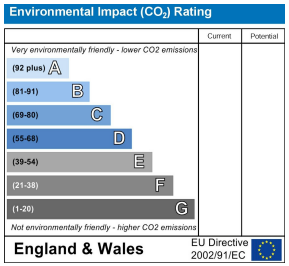
Approximate Area = 1114 sq ft / 103.4 sq m

For identification only - Not to scale

WARWICK BAKER ESTATE AGENT

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
Produced for Warwick Baker Estate Agent Ltd. REF: 1061676





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