



4 Buckingham Mews | | Shoreham-By-Sea | BN43 6AJ

**WB**  
WARWICK BAKER  
ESTATE AGENT



4 Buckingham Mews | | Shoreham-By-Sea | BN43 6AJ

£322,750

\*\*\* SSTC £322,750 \*\*\*

14 VIEWINGS - 12 OFFERS .. SOLD SUBJECT TO CONTRACT !!!

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- ENTRANCE LOBBY
- MODERN BATHROOM
- IDEAL FOR FIRST TIME BUYER
- DOUBLE BEDROOM
- LOFT ROOM
- NO UPWARD CHAIN
- WEST FACING LOUNGE
- 26' WEST FACING REAR GARDEN
- MODERN KITCHEN
- ALLOCATED PARKING SPACE

Part glazed door giving access to:

### **ENTRANCE LOBBY**

**7'3" x 6'10" (2.22 x 2.14)**

Being 'L' shaped frosted glazed window to the front having an easterly aspect, original stripped and exposed wood panelled door giving access to storage cupboard, housing gas and electric meters, trip switches, laminate wood flooring, contemporary style radiator, stainless steel down lighting, access in ceiling with pull down ladder to:

### **LOFT ROOM**

**20' x 6' (6.10m x 1.83m)**

Sloping ceilings with exposed beams., 'VELUX' window to the rear having a westerly aspect, 'WORCESTER' gas fired combination boiler.

Opening off entrance lobby to open plan kitchen/lounge.

### **KITCHEN**

**10'1" x 6'9" (3.08 x 2.06)**

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into

wood effect work top, cupboard under, built in integrated 'ELECTROLUX' dishwasher to the side, space and plumbing for washing machine to the side, tiled splash back, complimented by matching wall units over, built in integrated fridge and freezer to the side, matching adjacent work top with built in 'ELECTROLUX' four ring electric hob, 'ELECTROLUX' electric oven under, drawers and cupboards to the side, tiled splash back, complimented by matching wall units over with under counter lighting, 'HOTPOINT' extractor hood to the side, windows to the front having an easterly aspect, laminate wood flooring, stainless steel down lighting.

Opening off kitchen to:

### **LOUNGE**

**13'9" x 10'9" (4.21 x 3.30)**

Double glazed windows and French door to the rear having a westerly aspect, contemporary style radiator, laminate wood flooring.

Original stripped and exposed wood panelled door off entrance lobby to:

### **BEDROOM**

**10'11" x 10'10" (3.35 x 3.32)**

Double glazed windows to the rear having a westerly aspect, single panel radiator, laminate wood flooring.

Original stripped and exposed wood panelled door off entrance lobby to:

### **BATHROOM**

Being part tiled, comprising panel bath with antique style mixer tap with separate shower attachment, glass shower screen, pedestal wash hand basin with antique style taps, low level wc, heated hand towel rail, frosted glazed windows, laminate wood flooring.

### **REAR GARDEN**

**26'3" x 12'7" (8.01 x 3.86)**

Having a westerly/southerly aspect, patio area, lawned area enclosed by flower and shrub border.

### **ALLOCATED PARKING**

Space allocated to the front of the house.



# Buckingham Mews, Shoreham-by-Sea, BN43

Approximate Area = 460 sq ft / 42.7 sq m  
For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 718102.



## 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	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	<b>65</b>		<b>91</b>
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
	<b>69</b>	<b>71</b>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	