



6 Buckingham Close | | Shoreham-By-Sea | BN43 6BX

**WB**  
WARWICK BAKER  
ESTATE AGENT



## 6 Buckingham Close | | Shoreham-By-Sea | BN43 6BX

Offers In Excess Of £449,950

\*\*\*£449,950\*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE AND WELL PRESENTED SEMI-DETACHED HOUSE BUILT CIRCA. 1993 BY COOKS OF SHOREHAM.

LOCATED WITHIN EASY WALKING DISTANCE OF THE LOCAL SHOPS AND OPPOSITE BUCKINGHAM PARK, THIS PROPERTY MUST BE SEEN TO BE APPRECIATED.

THE PROPERTY BENEFITS FROM ENTRANCE HALL, LOUNGE, DINING ROOM, MODERN KITCHEN, DOWNSTAIRS CLOAK ROOM, THREE DOUBLE BEDROOMS, FAMILY BATHROOM, FRONT GARDEN, OFF ROAD PARKING SPACE, DETACHED GARAGE AND LAWNED REAR GARDEN.

- ENTRANCE HALL
- FULLY TILED BATHROOM
- DEVELOPMENT POTENTIAL TO THE SIDE
- 3 DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- LOUNGE + DINING ROOM
- FRONT AND REAR GARDENS
- MODERN KITCHEN
- DETACHED GARAGE + OFF ROAD PARKING

Part frosted double glazed front door leading to:

### ENTRANCE HALL

**17'9 in length (5.41m in length)**

Built in double door under stairs storage cupboard, double glazed window to the side having a favoured southerly aspect, single panel radiator, vinyl flooring.

Door off entrance hall to:

### DOWNSTAIRS CLOAKROOM

Comprising low level wc, pedestal wash hand basin, hot and cold taps, tiled splash back, single panel radiator, frosted double glazed window to the side, part sloping ceiling.

Door off entrance hall to:

### LOUNGE

**16'4 x 10' (4.98m x 3.05m)**

Double glazed windows to the rear having an easterly aspect, double panelled radiator.

Square opening off lounge to:

### DINING ROOM

**10' x 8'2 (3.05m x 2.49m)**

Serving hatch from kitchen, double panelled radiator.

Door off entrance hall to:

### KITCHEN

**11'2 x 10'1 (3.40m x 3.07m)**

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap with pull out spray, inset into sparkle effect granite effect rolled edge work top, storage cupboard below, space and plumbing for washing machine to the side, space and plumbing for dishwasher to the side, tiled splash

back, space for tall fridge/freezer to the side, adjacent work top, storage cupboards below, space for 'RANGE' style cooker to the side, tiled splash back, stainless steel and glass hood extractor over, matching wall units to either side, wall unit to the side housing 'POTTERTON' gas fired boiler, further adjacent work top, drawers and cupboard under, bin space to the side, tiled splash back, complimented by matching wall units over, built in twin larder style storage cupboard with shelving, double doored storage cupboard over, vinyl flooring, double glazed windows to the front having a westerly aspect, LED down lighting.

Stairs up from entrance hall with banister and spindle to:

### LANDING

Double glazed window to the side having a favoured southerly aspect, door off landing to airing cupboard housing pre-factory lagged hot water cylinder shelving to the side, access to loft storage space being part boarded with water tank and power and lighting.

Door off landing to:

### BEDROOM 1

**14'1 x 9'5 (4.29m x 2.87m)**

Double glazed bay windows to the front having a westerly aspect, three built in double folding wardrobes with hanging and shelving space, built in shelving to the side, single panel radiator.

Door off landing to:

### BEDROOM 2

**11'2 x 7'6 (3.40m x 2.29m)**

Double glazed windows to the rear having an easterly aspect, single panel radiator.

Door off landing to:

### BEDROOM 3

**11'2 x 7'6 (3.40m x 2.29m)**

Double glazed windows to the rear having an easterly aspect, single panel radiator.

Door off landing to:

### BATHROOM

Being fully tiled, comprising panelled bath with taps, twin hand grips, built in shower with separate shower attachment, shower rail and shower curtain, pedestal wash hand basin with mixer tap, low level wc, single panel radiator, frosted double glazed windows to the front, vinyl flooring, storage cupboard next to the bath.

### FRONT GARDEN

**32'6 x 16' (9.91m x 4.88m)**

Laid to lawn with central magnolia shrub, flower and shrub area and Wisteria, various flower shrubs and rocks surrounding the lawn, exterior lighting. Off road parking space laid to tarmac measuring 27' x 18'6, shingle area to the side.

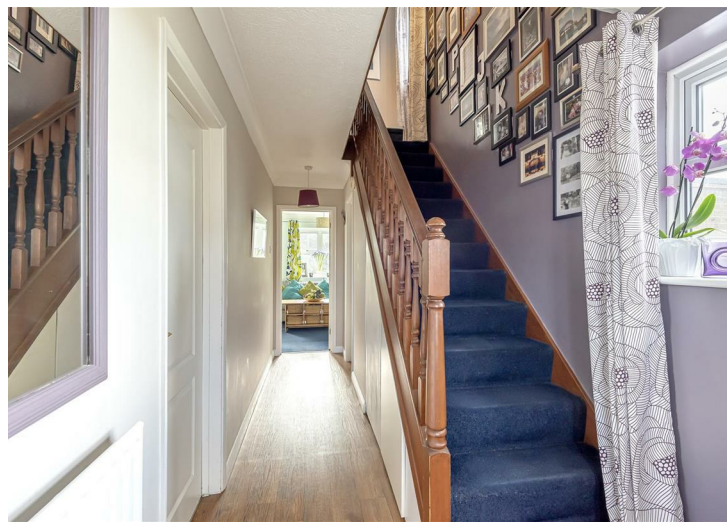
### GARAGE

With electric roll up and over door, power and lighting, wall mounted smart gas and electric meters, part frosted double glazed door giving access to the rear garden.

### REAR GARDEN

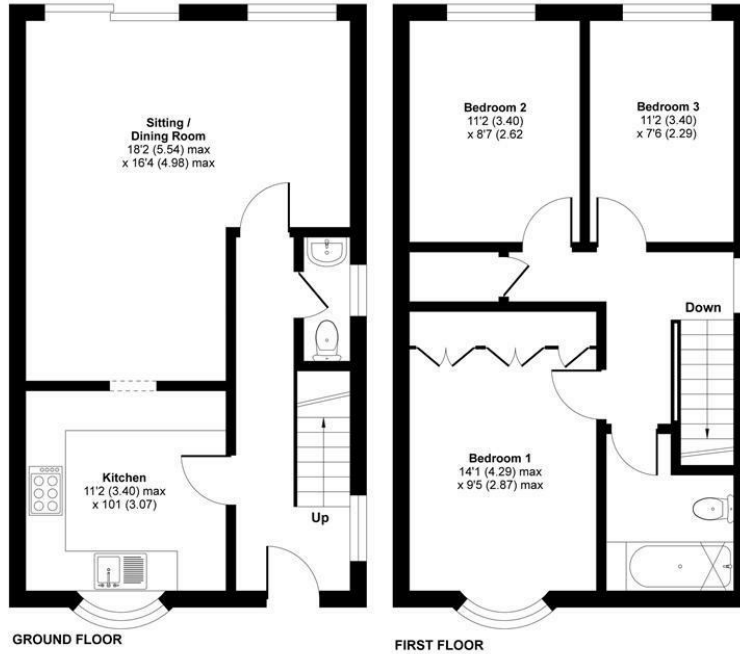
**33'6 x 26'6 (10.21m x 8.08m)**

Laid to lawn with patio area, further raised patio area, having an easterly/southerly aspect, enclosed by fencing to three sides, exterior lighting.



## 6 Buckingham Close, Shoreham-by-Sea, BN43

Approximate Area = 946 sq ft / 88 sq m  
For identification only - Not to scale



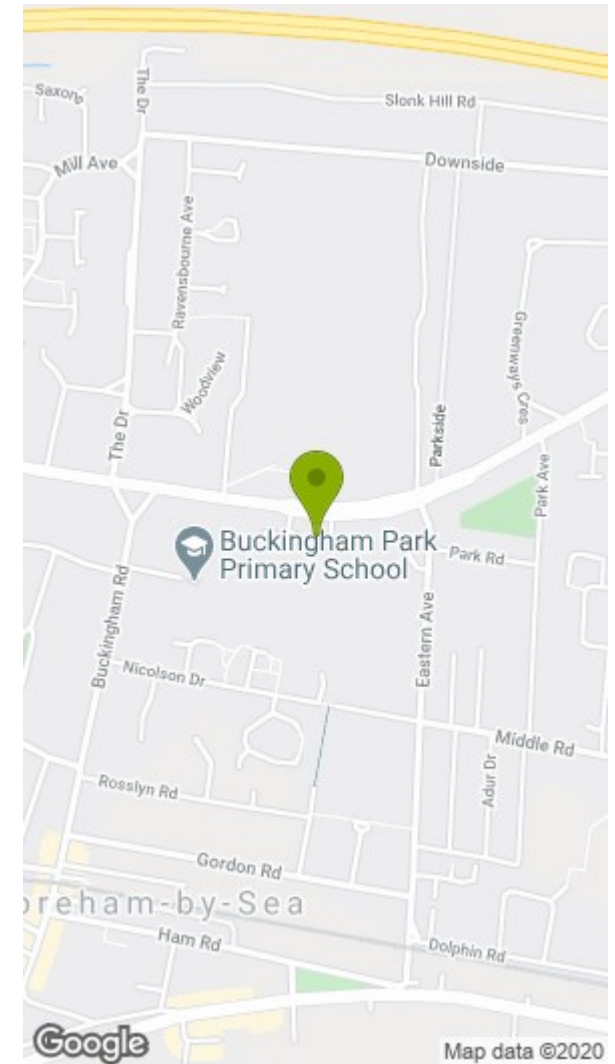
**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Warwick Baker Estate Agent Ltd. REF: 628111

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

	86
	69

	84
	66