



11 Overmead | | Shoreham-By-Sea | BN43 5NS





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Offers In Excess Of £299,950

SOLD - WARWICK BAKER ESTATE AGENTS

OPEN HOUSE - 32 VIEWINGS, 6 OFFERS !!

SIMILAR PROPERTY URGENTLY REQUIRED

CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

ENTRANCE HALL

Wooden door to front, doors giving access to Living Room and Kitchen Breakfast Room, and Ground Floor Cloakroom.

GROUND FLOOR W.C

Modern fitted white suite with chrome fittings incorporating; low level button flush WC, wall mounted wash hand basin.

LIVING ROOM

16'2 x 13'1 (4.93m x 3.99m)

Double glazed square bay window to front with a Southerly aspect.

KITCHEN BREAKFAST ROOM

16'2 x 13'1 (4.93m x 3.99m)

Modern fitted matching range of white high gloss fronted floor, drawer and wall mounted units with under unit illumination and contrasting wood effect roll edge work surfaces incorporating; inset single drainer stainless steel sink unit with mixer tap, inset four ring stainless steel gas hob with stainless steel splashback and chimney hood extractor over, fitted oven, integrated slimline dishwasher,

space and plumbing for dishwasher, space for under unit fridge, shelved storage cupboard housing freezer giving access to under stairs storage area, archway to

DINING ROOM

13'10 x 8'9 (4.22m x 2.67m)

Dual aspect via feature double glazed porthole window to side, double glazed French doors with sidelights overlooking and leading to rear garden.

FIRST FLOOR LANDING

Double glazed side aspect window, doors giving access to both Bedrooms and Shower Room, stairs leading to the Second Floor.

BEDROOM 1

16'2 x 10'9 (4.93m x 3.28m)

Double glazed window to front with a Southerly aspect, fitted wardrobes.

BEDROOM 2

9'5 x 9'1 (2.87m x 2.77m)

Double glazed window to the rear, fitted wardrobe.

SECOND FLOOR LANDING

Doors to both rooms

BEDROOM 3

16' 0" narrowing to 5' 6" x 14' 2" narrowing to 5' (4.88m 0.00m narrowing to 1.52m 1.83m x 4.27m 0.61m)

Dual aspect via double glazed Velux window to front, double glazed Velux window to rear,

PLAY ROOM / STORE ROOM

10' 2" x 4' 10" (3.05m 0.61m x 1.22m 3.05m)

Double glazed Velux window to front.

OUTSIDE

FRONT GARDEN

Indian sandstone pathway leading to front door, remainder laid to lawn.

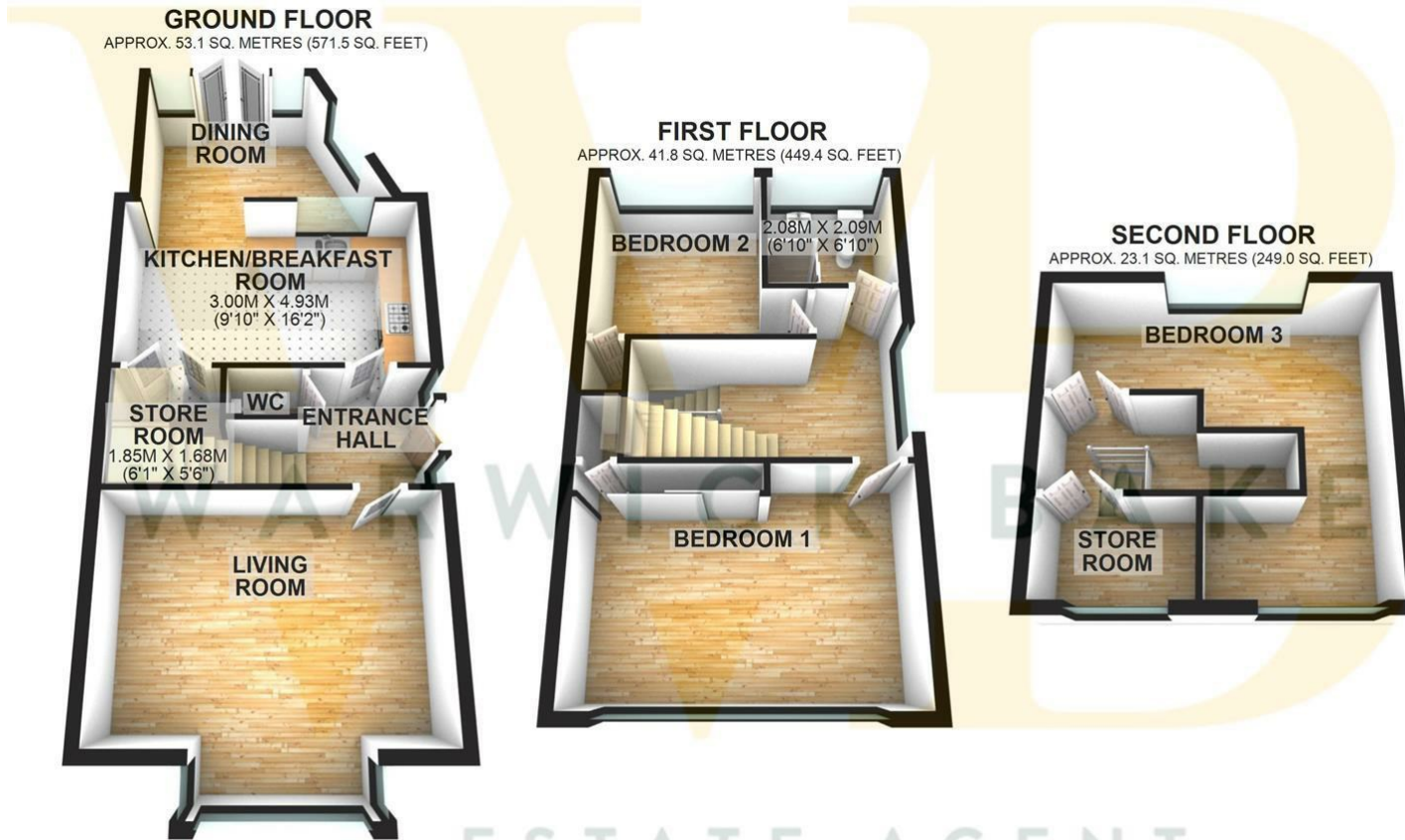
REAR GARDEN

Laid to Indian sandstone slabs for ease of maintenance with brick bound mature borders to one side, external power socket, enclosed by panel fencing, gate giving rear access, gate giving access to front garden.

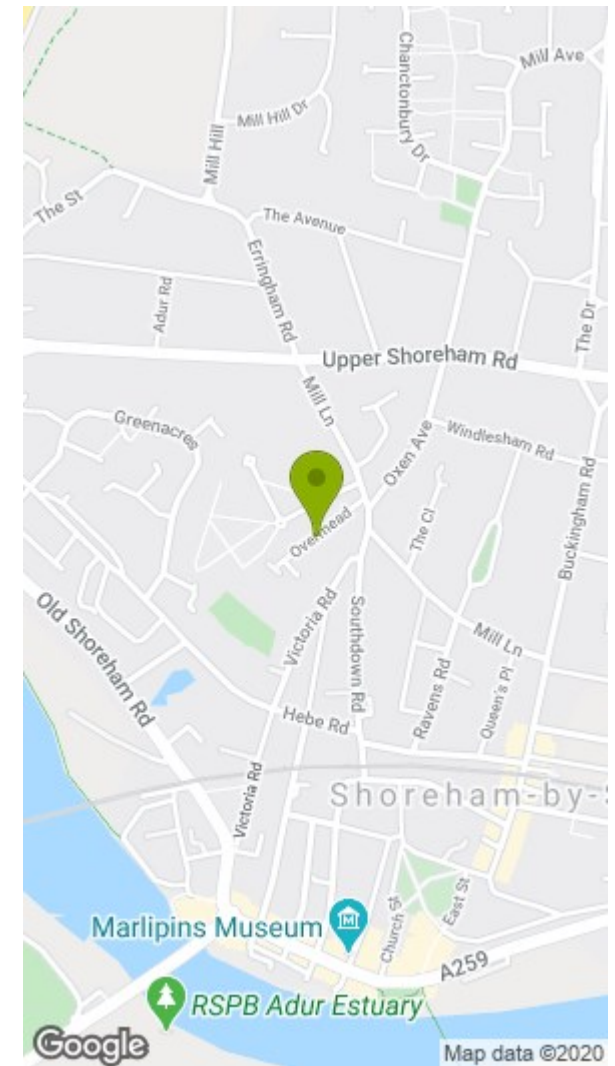
GARAGE

Situated en bloc with up and over door.





TOTAL AREA: APPROX. 118.0 SQ. METRES (1270.0 SQ. FEET)



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