



29 Greenacres | | Shoreham-By-Sea | BN43 5WY

WB
WARWICK BAKER
ESTATE AGENT



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£450,000

*** £450,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS MOCK REGENCY STYLE SEMI-DETACHED HOUSE, LOCATED IN THIS EVER-POPULAR DEVELOPMENT CLOSE TO THE TOWN CENTRE AND MAINLINE RAILWAY STATION (LONDON VITORIA 80 MINUTES). THE PROPERTY BENEFITS FROM THREE BEDROOMS, 16' LOUNGE, DINING ROOM, KITCHEN, CONSERVATORY ROOM, FULLY TILED BATHROOM, SEPARATE CLOAKROOM, 19' FRONT LAWN, 52' REAR GARDEN AND 17' GARAGE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- CONSERVATORY ROOM
- 52' REAR GARDEN
- THREE BEDROOMS
- KITCHEN
- 17' GARAGE
- 16' LOUNGE
- FULLY TILED BATHROOM + SEPARATE CLOAK ROOM
- DINING ROOM
- 19' FRONT GARDEN

Part frosted double glazed front door leading to:

ENTRANCE HALL

6'3" in length (1.93 in length)
Vinyl flooring, single panel radiator.

Georgian style glazed door off entrance hall to:

LOUNGE

16'0" x 13'6" (4.88 x 4.13)
Into bay with double glazed windows to the front having an easterly aspect, feature gas coal effect fire place with wood surround, tiled insert, tiled hearth, double panelled radiator, feature recess to the side.

Opening off lounge to:

DINING ROOM

11'5" x 9'4" (3.50 x 2.86)
Double panelled radiator, door giving access to under stairs storage cupboard housing gas, electric and water meters.

Twin Georgian style glazed doors off dining room to:

CONSERVATORY ROOM

12'3" x 8'3" (3.75 x 2.54)
Being of part brick construction with double glazed windows to the side and rear, double glazed door giving access to the rear garden, tiled flooring, lofted Upvc double glazed roof.

Georgian style glazed door off dining room to:

KITCHEN

9'10" x 8'2" (3.01 x 2.51)
Comprising 1 1/4 bowl Upvc sink unit with mixer tap inset into work top, storage cupboards under, tiled splash back, matching adjacent worktop with inset 'TRICITY' gas four ring hob, drawers and storage cupboards under, space and plumbing for washing machine to the side, space for freezer to the side, tiled splash back, complimented by matching wall units over with two glass display cabinets, display shelving to the side, adjacent breakfast bar with tiled back splash, further matching adjacent worktop to the side, storage cupboard under with space for fridge to the side, tiled splash back, complimented by matching wall units over, built in 'SELECT' double electric oven to the side, storage cupboards under and over, further matching

adjacent worktop to the side, storage cupboard under, tiled splash back, complimented by matching wall unit over, vinyl flooring, double galzed windows to the rear having a westerly aspect.

Stairs with handrail up from entrance hall to:

LANDING

Double glazed window to the side, access to loft storage space.

Frosted glazed door off landing to:

BEDROOM 1

14'2" x 11'4" (4.34 x 3.46)
Into bay with double glazed windows to the front having an easterly aspect, single panel radiator, built in double doored wardrobe with hanging space, double doored storage cupboard over.

Frosted glazed door off landing to:

BEDROOM 2

9'10" x 9'6" (3.02 x 2.91)
Double glazed windows to the rear having a westerly aspect, single panel radiator, built in double doored wardrobe with hanging space, double doored storage cupboard over, door giving access to airing cupboard housing pre-factory lagged hot water cylinder, slatted shelving over, storage cupboard over.

Frosted glazed door off landing to:

BEDROOM 3

7'1" x 6'3" (2.16 x 1.91)
Double glazed windows to the rear having an easterly aspect, single panel radiator, door giving access to storage cupboard with hanging and shelving space.

Door off landing to:

BATHROOM

Being fully tiled, comprising wood panelled bath with brass coloured mixer tap with separate shower attachment, sliding shower screen, pedestal wash hand basin with brass coloured taps, heated hand towel rail, vinyl flooring, frosted double glazed windows.

Door off landing to:

SEPARATE CLOAK ROOM

Being fully tiled, comprising low level wc, heated hand towel rail, vinyl flooring.

FRONT GARDEN

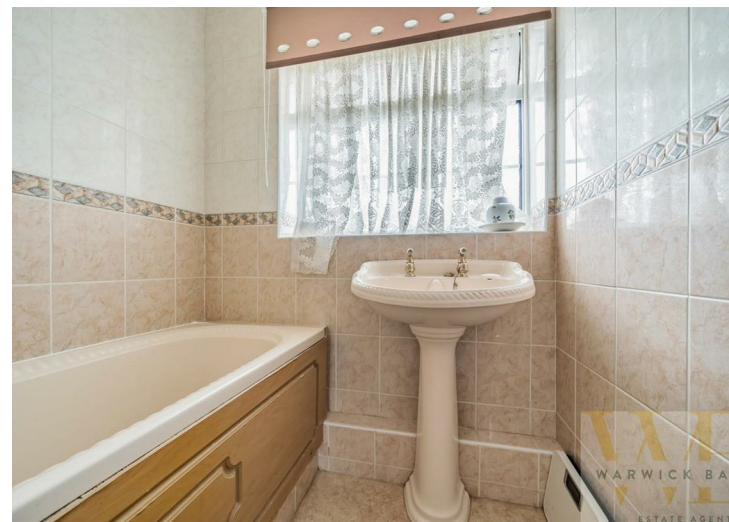
19'7" x 17'4" (5.97 x 5.30)
Laid to lawn having an easterly aspect, patio slab pathway leading to the front door.

REAR GARDEN

52'5" x 21'3" (16.00 x 6.50)
Having a westerly aspect and laid to lawn, patio slab area, enclosed by fencing and high hedging, patio slab pathway leading to:

GARAGE

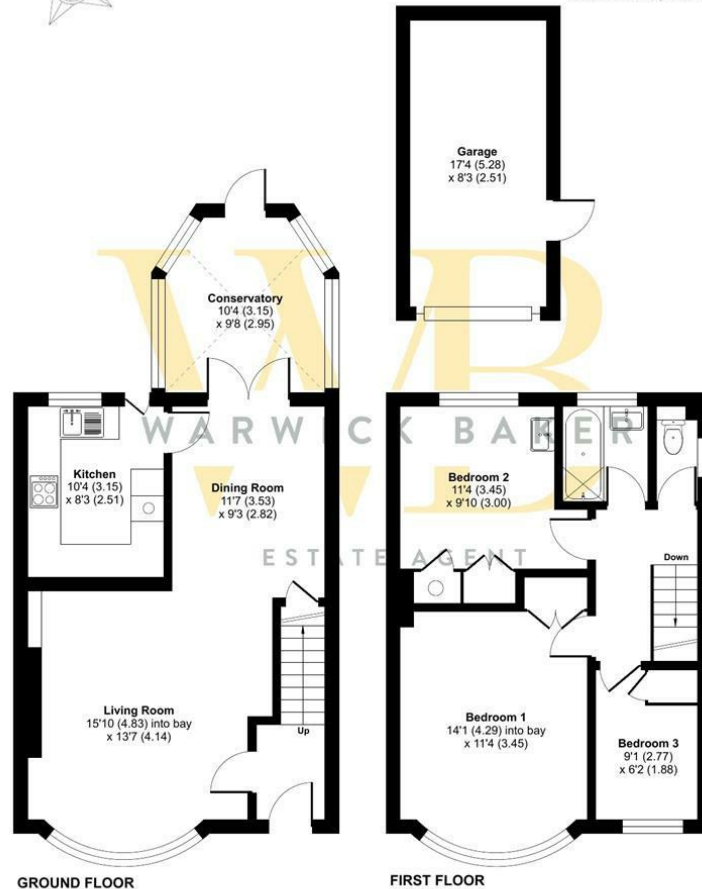
17'5" x 8'4" (5.31 x 2.55)
With up and over door, power and lighting, part double glazed door giving access to the rear garden.



Greenacres, Shoreham-by-Sea, BN43

Approximate Area = 1028 sq ft / 95.5 sq m
 Garage = 143 sq ft / 13.2 sq m
 Total = 1171 sq ft / 108.7 sq m

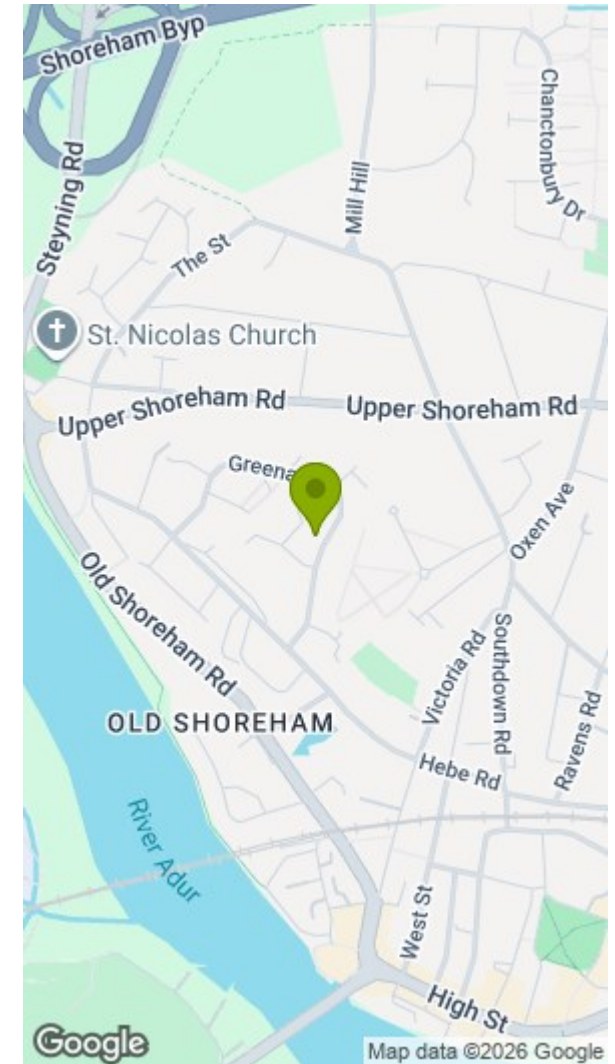
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworm 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 1026965



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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	EU Directive 2002/91/EC	85	England & Wales	EU Directive 2002/91/EC	66