



9 Feversham Close | | Shoreham-By-Sea | BN43 5HD





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Asking Price £450,000

\*\*\* £450,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SEMI-DETACHED CHALET STYLE BUNGALOW SITUATED IN A QUIET CUL-DE-SAC OFF OF OLD FORT ROAD, SHOREHAM BEACH.

OFFERED WITH NO CHAIN AND VACANT POSSESSION, THE PROPERTY HAS STUNNING VIEWS FROM THE MASTER BEDROOM AND SPACIOUS LIVING ACCOMMODATION ON THE GROUND FLOOR.

PLEASE CALL TO VIEW - 01273 461144

- SEMI DETACHED BUNGALOW
- STUNNING VIEWS
- DEVELOPMENT POTENTIAL
- VACANT POSSESSION
- 15FT LIVING ROOM
- DRIVEWAY & GARAGE
- CALL NOW TO VIEW
- 01273 461144

## ENTRANCE

Door to front, stairs turning and rising to the First Floor Landing, doors giving access to all rooms, storage cupboards.

## LIVING ROOM

**15' x 12'01 (4.57m x 3.68m)**

Double glazed front aspect window, fire place, opening to

## DINING ROOM

**12'09 x 12'01 (3.89m x 3.68m)**

Double glazed sliding doors leading out onto the rear gardens.

## KITCHEN

**12'05 x 9'09 (3.78m x 2.97m)**

Being refitted with a modern range of wall and base units, inset sink unit, inset hob, oven under, extractor over, double glazed side and rear aspect windows, door leading out to the driveway.

## BATHROOM

Matching white suite, comprising, panel enclosed bath, wash hand basin, side aspect window.

## CLOAKROOM

Matching white suite, W.C, wash hand basin, side aspect window.

## FIRST FLOOR LANDING

Doors to both Bedrooms, storage cupboards, side aspect window.

## MASTER BEDROOM

**17'06 x 21'01 (5.33m x 6.43m)**

Double glazed front aspect window with views, door to eaves storage.

## BEDROOM 2

**12'01 x 8'02 (3.68m x 2.49m)**

Double glazed side aspect window.

## OUTSIDE

### FRONT GARDEN

Laid to lawn. Driveway providing off road parking

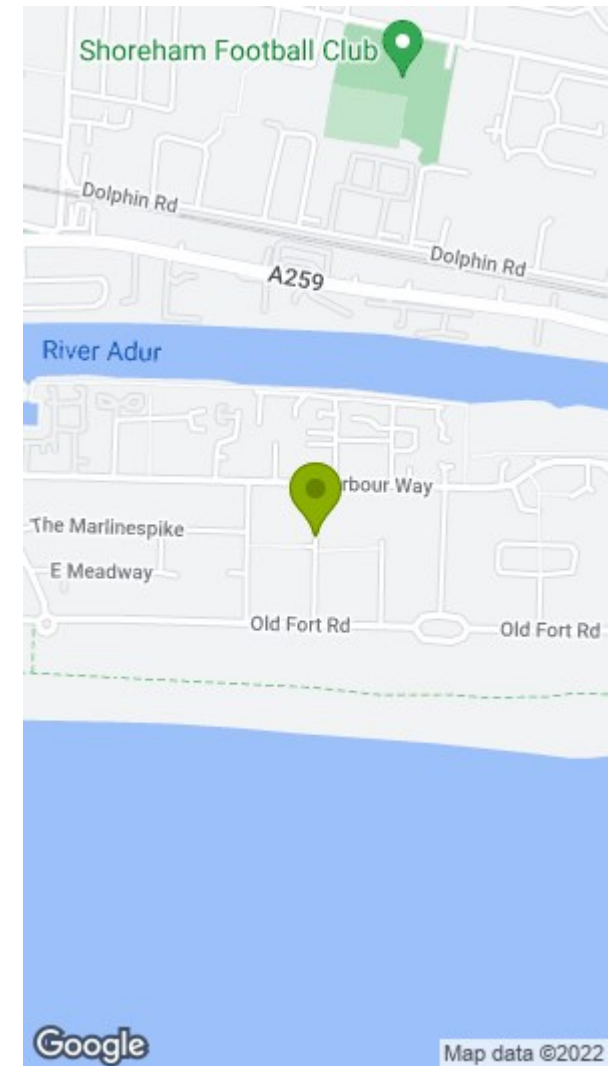
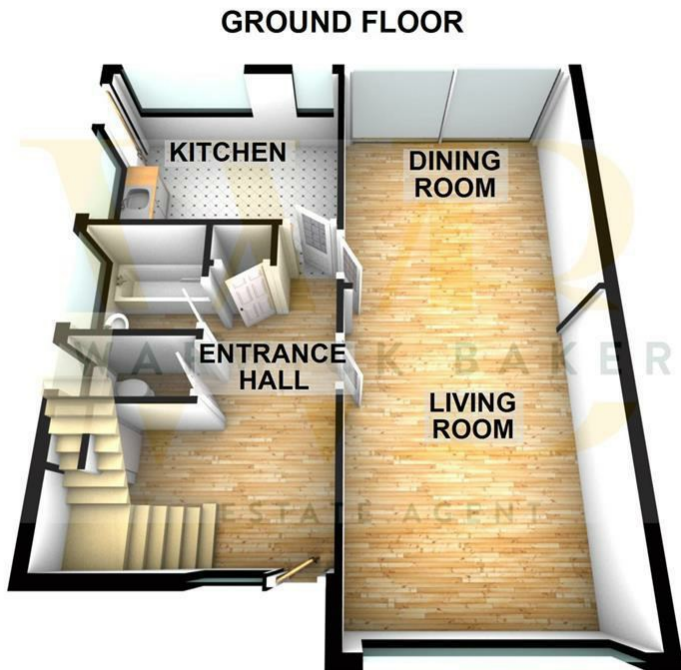
### REAR GARDEN

Predominantly paved with areas of lawn.

### GARAGE

Up and over door, power and light, side door.





#### 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	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		86	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(54-68) D		58	(54-68) 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 <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales