



1 Gorrige Close | | Shoreham-By-Sea | BN43 6EE

WB
WARWICK BAKER
ESTATE AGENT



1 Gorrington Close | | Shoreham-By-Sea | BN43 6EE

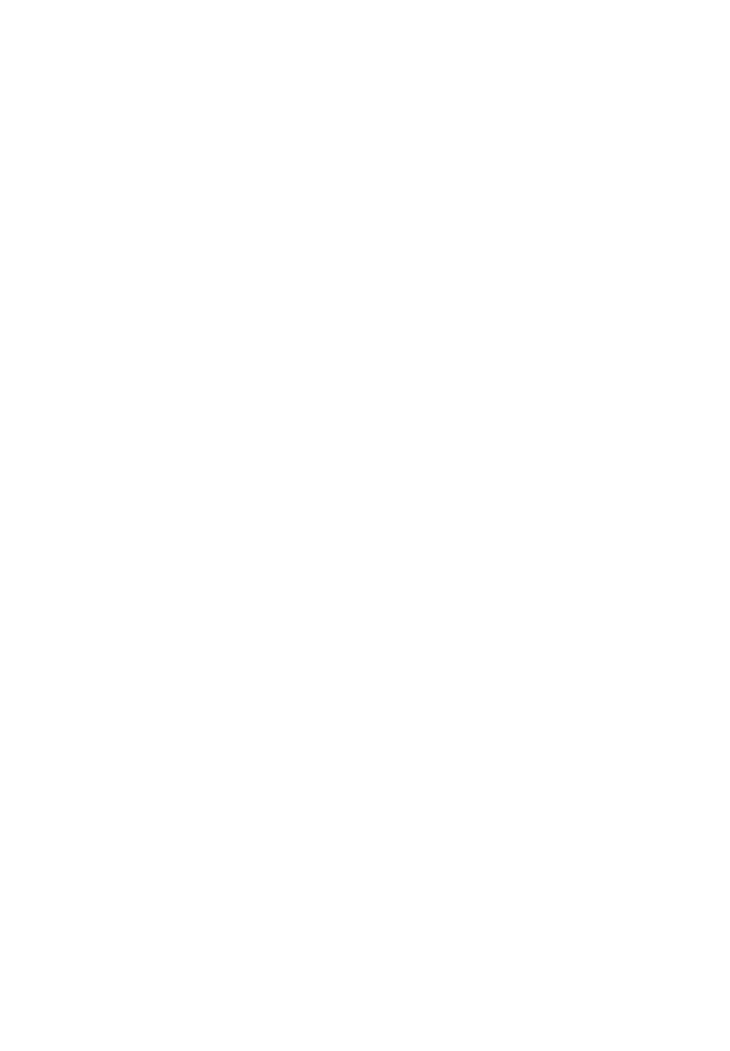
Guide Price £525,000

*** £525,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS VERSATILE FOUR-BEDROOM CHALET BUNGALOW FOR SALE. LOCATED IN THIS POPULAR EAST SHOREHAM CUL DE SAC. WITHIN A SHORT WALK OF SHOREHAM ACADEMY AND SOUTHWICK SEAFRONT.

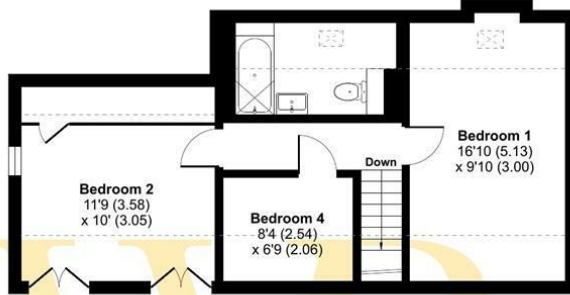
SET OVER TWO FLOORS THIS CURRENTLY ARRANGED TO OFFER DUAL ASPECT LOUNGE, DINING ROOM, MODERN FITTED KITCHEN, BEDROOM 4 / OFFICE, SHOWER ROOM, CONSERVATORY AND THE ADDED BENEFIT OF A UTILITY ROOM. UPSTAIRS THERE ARE 3 BEDROOMS AND FAMILY BATHROOM.

- SEMI-DETACHED CHALET BUNGALOW
- FOUR BEDROOMS
- 12'1" DINING ROOM
- SOUTHERLY ASPECT CORNER PLOT
- REFITTED DOWNSTAIRS SHOWER ROOM WITH UNDERFLOOR HEATING
- VENDOR SUITED - CALL TO VIEW 01273 461144
- BESPOKE HANDPAINTED SHAKER KITCHEN
- UPSTAIRS BATHROOM
- 24'7" SOUTH FACING LIVING ROOM
- GOATLEY CONSERVATORY

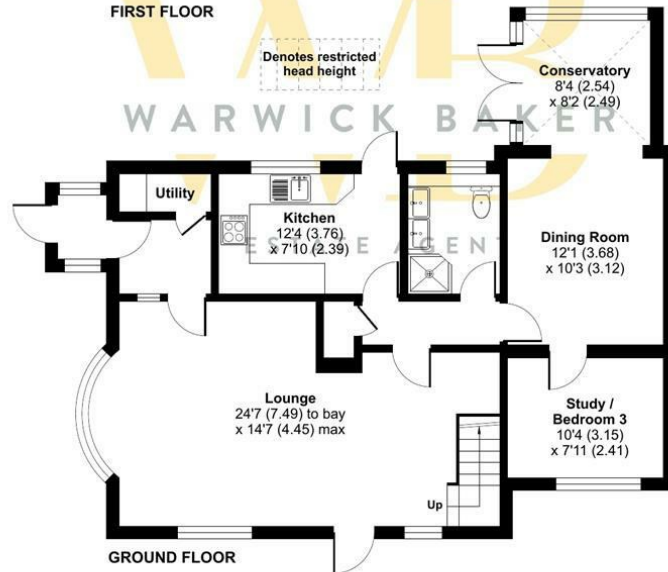


Gorringe Close, Shoreham-by-Sea, BN43

Approximate Area = 1241 sq ft / 115.2 sq m
 Limited Use Area(s) = 200 sq ft / 18.5 sq m
 Total = 1441 sq ft / 133.7 sq m
 For identification only - Not to scale

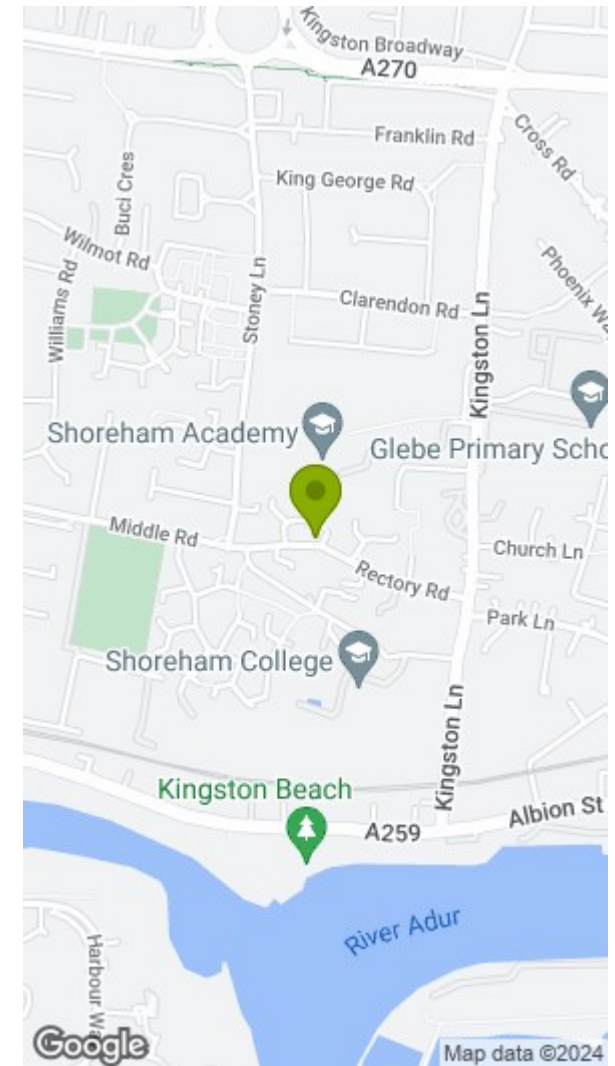


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©wbcwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1131836



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	
(54-68) D		(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 ₂ emissions	
72	82		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC