



64 Buckingham Road | | Shoreham-By-Sea | BN43 5UD





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Offers In Excess Of £900,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE DETACHED RESIDENCE. LOCATED IN THE HEART OF THE TOWN CENTRE WITHIN 300 METRES OF THE MAINLINE RAILWAY STATION ( LONDON VICTORIA - 80 MINUTES ). THE PROPERTY BENEFITS FROM ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM, FRONT GARDEN, PRIVATE DRIVEWAY, GARAGE AND REAR GARDEN.

NO UPWARD CHAIN.

- BUCKINGHAM ROAD
- LOUNGE
- DINING ROOM
- TWO BEDROOMS
- KITCHEN
- BATHROOM
- FRONT GARDEN
- DRIVEWAY + GARAGE
- REAR GARDEN
- NO UPWARD CHAIN

### ENTRANCE HALL

Doors giving access to all rooms, stairs turning and rising to the First Floor Landing, under stairs cupboard.

### LIVING ROOM

Westerly aspect windows with views over looking the front gardens, sliding patio doors leading out onto the Rear Gardens

### KITCHEN BREAKFAST ROOM

Extensive range of wall and base level units, inset sink unit, inset hob, extractor over, eye level double oven, space for appliances, cupboard housing boiler. Front aspect window, door to side leading out to the gardens and garage.

### DINING ROOM / BEDROOM 3

Sliding patio doors giving access to the Rear Gardens

### BEDROOM 2

Rear aspect window.

### BATHROOM

Matching suite, panel enclosed bath, wash hand basin, corner shower cubicle, bidet, side aspect window.

### FIRST FLOOR LANDING

Doors giving access to both rooms.

### BEDROOM 1

Westerly and southerly aspect windows.

### BATHROOM

Matching suite, panel enclosed bath, wash hand basin, corner shower cubicle, bidet, side aspect window. Door to eaves storage.

### OUTSIDE

### FRONT GARDENS

Laid to lawn with flower and shrub borders. Driveway providing off road parking for numerous cars. Gated side access.

### GARAGE

Tandem length garage, electric up and over door, power and light.

### REAR GARDENS

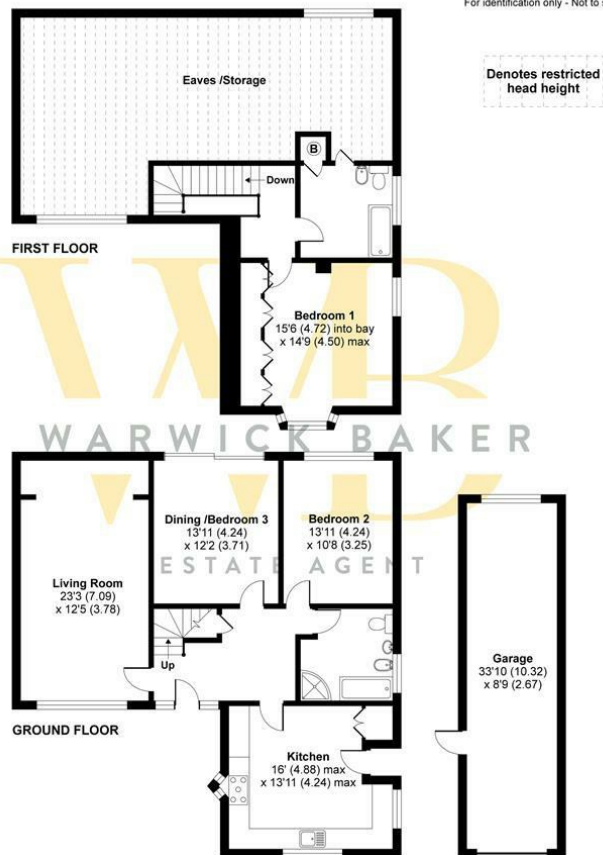
Laid to lawn with flower and shrub borders, mature trees.



## Buckingham Road, Shoreham-by-Sea, BN43

Approximate Area = 1775 sq ft / 164.8 sq m (includes garage)  
 Limited Use Area(s) = 583 sq ft / 54.2 sq m  
 Total = 2358 sq ft / 219 sq m

For identification only - Not to scale



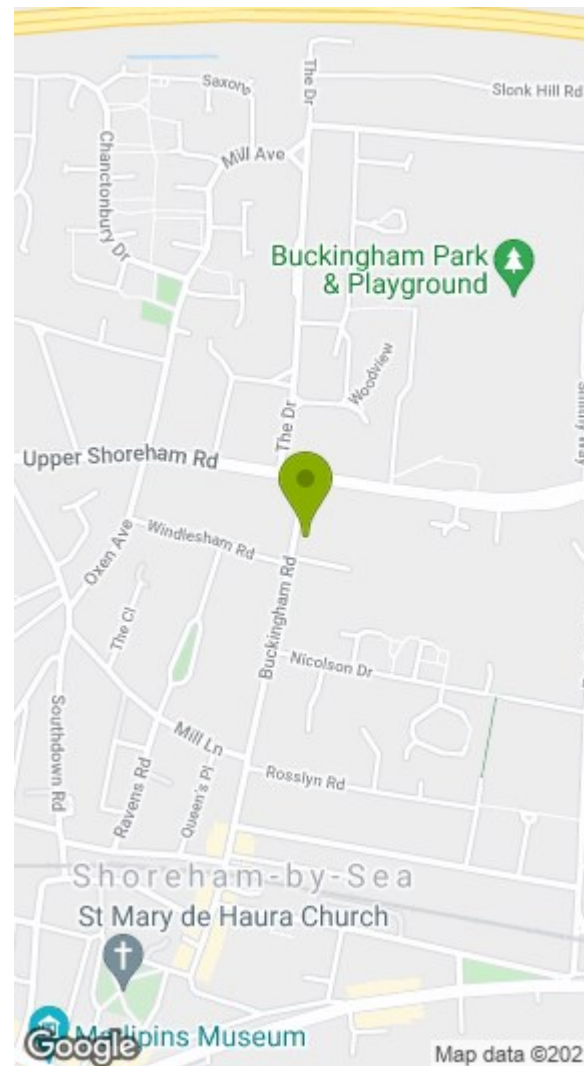
FIRST FLOOR

GROUND FLOOR

WARWICK BAKER  
 ESTATE AGENT



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecomm 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 769982.



### 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(54-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	76
	58
England & Wales	EU Directive 2002/91/EC

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