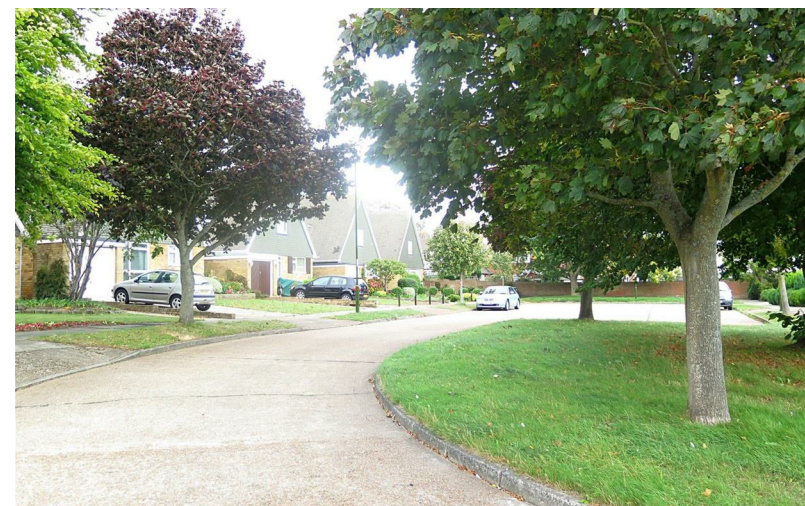




15 Mulberry Close | | Shoreham-By-Sea | BN43 6TF

*Warwick* **BAKER**  
Valuers, Estate Agents & Chartered Surveyors



## 15 Mulberry Close | | Shoreham-By-Sea | BN43 6TF

£459,950

SALE AGREED BY WARWICK BAKER ESTATE AGENTS  
SIMILAR PROPERTIES REQUIRED, BUYERS WAITING !!  
01273 461144 - [george@warwickbaker.co.uk](mailto:george@warwickbaker.co.uk)

Warwick Baker Estate Agents are delighted to offer this rarely available detached house located close to the Shoreham and Southwick border. The property benefits from entrance hall, 2 double bedrooms on the first floor, dual aspect lounge, dining room/bedroom 3, modern kitchen, ground floor bathroom, first floor cloak room, front garden, private driveway with off road parking, garage and 50' rear garden with summerhouse. No upward chain. Internal viewing highly recommended by the vendors sole agent.

Shoreham is conveniently situated on the south coast adjacent to the River Adur between Brighton (about 7 miles to the East) and Worthing (about 5 miles to the West). There is a regular bus service to Brighton & Hove and a main line railway station providing a direct link to Gatwick Airport and London Victoria. Shoreham has a wide range of shopping facilities including the Holmbush Centre with Marks and Spencer, Tesco and Next on the outskirts of the town. There are schools for all ages, nursery schools and many leisure and sporting facilities in Shoreham and the surrounding area, with sailing being particularly popular.

- ENTRANCE HALL
- GROUND FLOOR BATHROOM
- OFF ROAD PARKING + GARAGE
- 2 DOUBLE BEDROOMS
- FIRST FLOOR SEPARATE CLOAKROOM
- NO UPWARD CHAIN
- DINING ROOM/BEDROOM3
- FRONT GARDEN
- MODERN KITCHEN
- 50' REAR GARDEN

### FRONT DOOR

Part frosted double glazed front door leading to:

### ENTRANCE HALL

12'7" x 7'2" (3.86 x 2.2)

Being "L" shaped with further frosted double glazed window to the side, built-in double door storage cupboard with hanging and shelving space, door giving access to understairs storage cupboard with shelving, single panel radiator, frosted double glazed door off entrance hall to:

### LOUNGE

19'0" x 13'7" (5.8 x 4.16)

Having a dual aspect, double glazed windows to the front having a favoured southerly aspect, double glazed window to the side having a westerly aspect, feature electric fireplace, tiled surround and mantle, tiled hearth, 2 single panel radiators, wood block flooring, frosted glazed door off lounge to:

### KITCHEN

12'3" x 9'11" (3.74 x 3.03)

Comprising 1 1/4 bowl enamel sink unit with mixer tap and set into roll edge work top with cupboards under, tiled splash back, adjacent work top with gas 4 ring hob, drawers and cupboard under, space for tumble dryer to the side, tiled splash back, complemented by matching wall units over with under counter lighting, integrated "Whirlpool" extractor hood with shelving over, built in electric oven to the side with electric grill over, storage cupboards under and over, further adjacent roll edge work top with space and plumbing for washing machine under, storage cupboard to the side, tiled splash back, complemented by matching wall units over with under counter lighting, built in larder style storage cupboard with

space for dishwasher, space for tall fridge/freezer to the side, storage cupboard over, single panel radiator, double glazed window to the front having a favoured southerly aspect, door giving access to the entrance hall, door off entrance hall to:

### DINING ROOM/BEDROOM 3

13'1" 137'9" x 10'0" (4. 42 x 3.05)

Having a dual aspect, double glazed windows to the rear, high level double glazed window to the side having a westerly aspect, single panel radiator, door off entrance hall to:

### BATHROOM

9'0" x 6'11" (2.76 x 2.11)

Being part tiled to dado height comprising step-in shower/bath with mixer tap, built-in shower, separate shower attachment, shower rail and shower curtain, pedestal wash hand basin, hot and cold taps, low level w.c., storage cupboard with shelving, heated hand towel rail, frosted double glazed window to the rear.

### LANDING

Stairs with hand rail to landing, access to loft storage space, door off landing to:

### BEDROOM 1

13'0" x 12'0" (3.98 x 3.66)

Double glazed windows to the rear, two built-in double door wardrobes with hanging and shelving space, door giving access to built-in eaves storage space, single panel radiator, door off landing to:

### BEDROOM 2

12'4" x 11'11" (3.76 x 3.65)

Double glazed windows to the front having a favoured southerly aspect with glimpses of the English Chanel, 2 built-in double door wardrobes

with hanging and shelving space, door giving access to airing cupboard with slatted shelving, pre-factory lagged copper cylinder hot water tank and fitted immersion heater, door giving access to eaves storage space, single panel radiator, part frosted double glazed door off landing to:

### CLOAKROOM

Comprising pedestal wash hand basin with hot and cold taps, low level w.c., frosted double glazed window to the side.

### FRONT GARDEN

38'0" x 30'9" (11.6 x 9.38)

Laid to lawn with flower, tree and shrub areas, private driveway laid to brick hard stand offering parking for two cars, patio, brick laid pathway leading to gate giving access down the side of the property to:

### REAR GARDEN

50'6" x 27'11" (15.4 x 8.52)

With lower patio slab area with three stepped patio slabs up to lawned area enclosed by rockery area with various flowers and shrubs, further flower bed area, 2 stepped patio slabs up to raised patio area, further enclosed by various flowers, trees and shrubs, formal decked area, courtyard area with part frosted double glazed door giving access to:

### SUMMER HOUSE

10'1" x 7'8" (3.08 x 2.36)

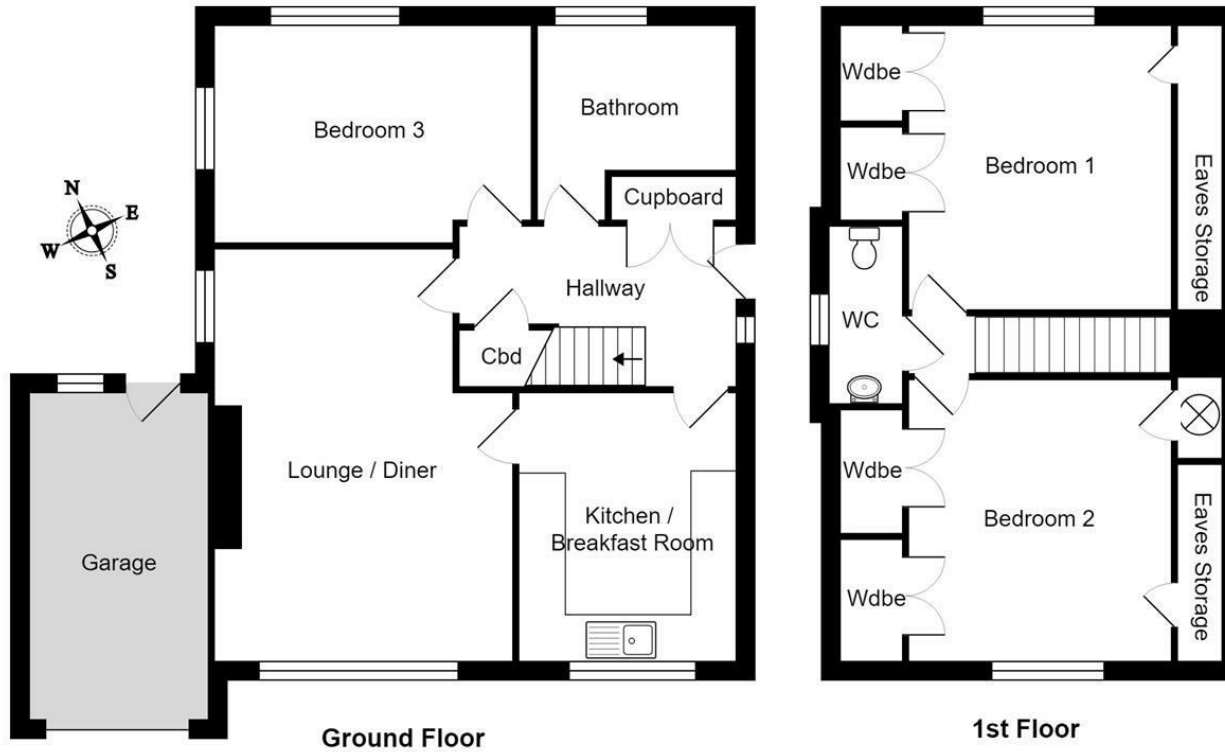
Twin part glazed doors to the front, further windows to both sides and the front, sloping roof.

### GARAGE

20'1" x 8'2" (6.14 x 2.5)

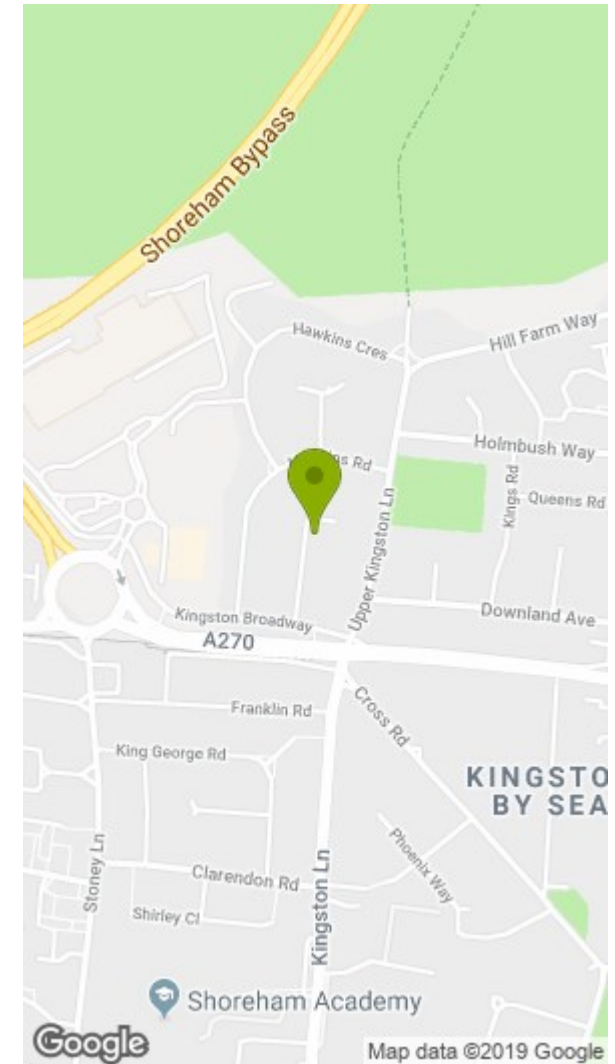
With electric up and over door, power and lighting, door giving access to courtyard area, frosted double glazed windows to the rear, gas meter, electric meter and electric trip switches.





Total Area: 109.7 m<sup>2</sup> ... 1181 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2018



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	78
	57
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	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
	75
	52
England & Wales	
EU Directive 2002/91/EC	