



130 Greenacres | | Shoreham-By-Sea | BN43 5XL





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£390,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS WELL PRESENTED END OF TERRACE PROPERTY IN GREENACRES.

SITUATED WITHIN WALKING DISTANCE TO THE TOWN CENTRE THE PROPERTY IS IN A LOVELY SECLUDED SPOT AND HAS THE POTENTIAL TO EXTEND, SUBJECT TO PLANNING.

THE PROPERTY BENEFITS FROM THREE BEDROOMS, MODERN KITCHEN AND SHOWER ROOM AND IS OFFERED WITH NO CHAIN.

PLEASE CALL NOW TO VIEW - 01273 461144

- GREENACRES
- CLOSE TO THE TOWN CENTRE
- SECLUDED POSITION
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- THREE BEDROOMS
- CONSERVATORY
- MODERN FITTED KITCHEN
- NO CHAIN
- CALL TO VIEW
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ENTRANCE HALL

Double glazed door to front, stairs rising to the first floor landing, door to

LIVING ROOM

Feature double glazed full height bay window with a Westerly aspect, feature fire place, door to

DINING ROOM

Under stairs cupboard, door to Kitchen, door to Conservatory.

KITCHEN

10'06 x (3.20m x)

Fitted modern kitchen with an extensive range of wall and base level units, roll top work surfaces with inset sink unit, space for appliances, double glazed rear aspect window, double glazed door giving access out to the rear garden.

CONSERVATORY

11'08 x 9' (3.56m x 2.74m)

Being double glazed and brick built with side and rear aspect windows, doors leading out onto the rear garden.

FIRST FLOOR

LANDING

Doors giving access to all rooms and the loft.

MASTER BEDROOM

14'00 x 11'06 (4.27m x 3.51m)

Feature double glazed full height bay window with a Westerly aspect, fitted wardrobes.

BEDROOM 2

11'06 x 11'06 (3.51m x 3.51m)

Double glazed rear aspect window, fitted double wardrobes, wash hand basin.

BEDROOM 3

9'05 x 6'03 (2.87m x 1.91m)

Double glazed front aspect window, over stairs cupboard.

OUTSIDE

FRONT GARDEN

Pathway leading to the front door, area of lawn with flower borders, gated side access.

REAR GARDEN

Predominantly paved for low maintenance, enclosed by panel fencing, timber shed.





TOTAL AREA: APPROX. 93.7 SQ. METRES (1009.0 SQ. FEET)



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		
(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		England & Wales	EU Directive 2002/91/EC	
		73			88
					72