



32 New Barn Road | | Shoreham-By-Sea | BN43 6HN



ESTATE AGENT



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£405,000

\*\*\* £405,000 \*\*\*

WARWICK BAKER ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SEMI-DETACHED BUNGALOW. THE PROPERTY IS LOCATED IN NORTH SHOREHAM, PRESENTED WELL THROUGHOUT BENEFITING, FROM ENTRANCE HALL, TWO DOUBLE BEDROOMS, LOUNGE, CONSERVATORY, KITCHEN/BREAKFAST ROOM, WET ROOM, FRONT GARDEN, SHARED DRIVEWAY, GARAGE AND LAWNED REAR GARDEN. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- 13' KITCHEN/BREAKFAST ROOM
- 50' REAR LAWNED GARDEN
- 2 BEDROOMS
- WET ROOM
- NO UPWARD CHAIN
- 16' LOUNGE
- FRONT GARDEN
- CONSERVATORY
- SHARED DRIVEWAY + GARAGE

Part leaded frosted double glazed front door leading to:

### **ENTRANCE HALL**

**13'8" in length (4.19 in length)**

Single panel radiator, laminate wood flooring.

Door off entrance hall to:

### **LOUNGE**

**16'2" x 11'2" (4.93 x 3.42)**

Double glazed window to the rear having an easterly aspect, double panelled radiator, feature contemporary electric fire.

Sliding double glazed patio door off lounge to:

### **CONSERVATORY ROOM**

**11'10" x 7'3" (3.63 x 2.23)**

Range of double glazed windows and double glazed door to the rear having an easterly aspect, double glazed windows to the side, double panelled radiator, vinyl flooring, UPVC roof.

Door off entrance hall to:

### **KITCHEN/BREAKFAST ROOM**

**13'9" x 10'11" (4.20 x 3.35)**

Being 'L' shaped, 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect work top, storage cupboards under, space and plumbing for washing

machine to the side, space and plumbing for dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in storage cupboard to the side housing 'VAILLANT' gas fired combination boiler, adjacent matching 'Z' shaped work top, drawers and cupboards under, space for fridge and freezer to the side, space for cooker, tiled splash back, stainless canopied extractor hood over, complimented by matching wall units to the side, matching adjacent breakfast bar, double panelled radiator, double glazed windows and door to the rear having an easterly aspect, double glazed windows to the side, vinyl flooring, access to loft storage space, downlighting, door giving access to larder style storage cupboard with shelving, housing gas meter, frosted double glazed window to the rear.

Door off entrance hall to:

### **BEDROOM 1**

**13'0" x 10'10" (3.97 x 3.32)**

Into bay with double glazed windows to the front having a westerly aspect, two built in double doored wardrobes with hanging and shelving space, three drawers below both, two single doored wardrobes with hanging and shelving space, single panel radiator.

Door off entrance hall to:

### **BEDROOM 2**

**9'8" x 7'5" (2.95 x 2.28)**

Double glazed windows to the front having a westerly aspect, built in double doored storage cupboard housing electric meter and electric trip switches, shelf over, single panel radiator.

Door off entrance hall to:

### **WET ROOM**

**7'8" x 5'11" (2.34 x 1.82)**

Being part tiled, walk in shower area, wall mounted 'MIRA' independent shower unit with separate shower attachment, shower rail and curtain, seat, folding UPVC shower door, wall mounted hand basin with hot and cold taps, low level wc, heated hand towel rail, frosted double glazed windows, vinyl flooring spot lighting, extractor fan.

### **FRONT GARDEN**

**20'3" x 30'6" (6.19 x 9.32)**

Laid to lawn, off road parking space, shared driveway leading to:

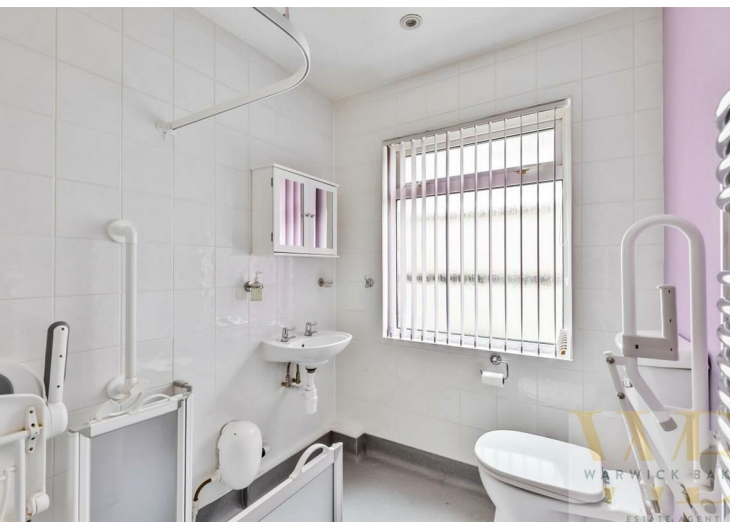
### **GARAGE**

Up and over door, power and lighting, double glazed windows and part glazed door giving access to:

### **REAR GARDEN**

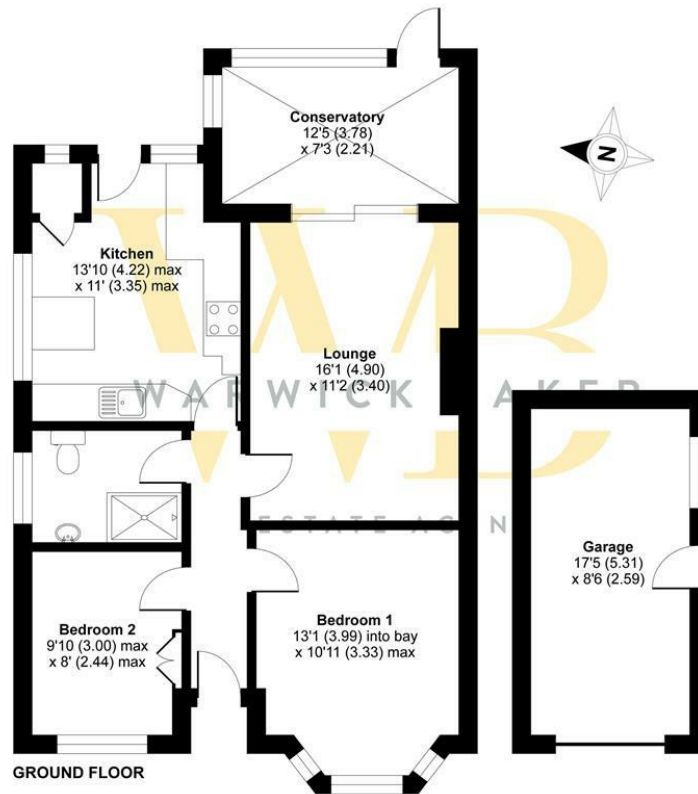
**50'5" x 20'8" (15.37 x 6.31)**

Laid partly to patio slabs, lawned area, enclosed by fencing, having an easterly/southerly aspect.



## New Barn Road, Shoreham-by-Sea, BN43

Approximate Area = 760 sq ft / 70.6 sq m  
 Garage = 148 sq ft / 13.7 sq m  
 Total = 908 sq ft / 84.3 sq m  
 For identification only - Not to scale



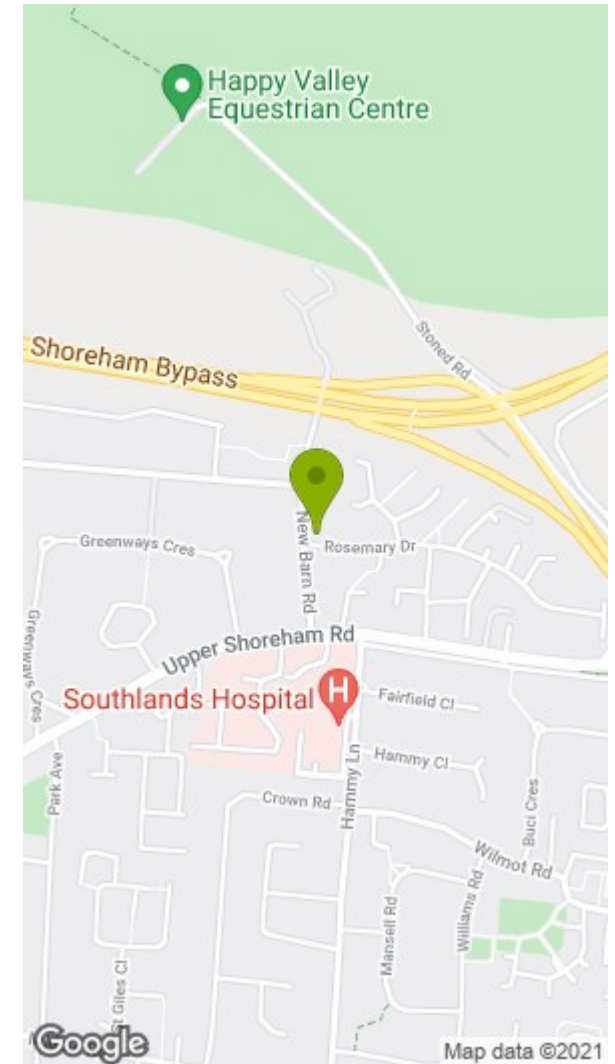
**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 739509

### 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	Current	Potential
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		66	(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	