



70 Mansell Road | | Shoreham-By-Sea | BN43 6GP





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£349,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS END OF TERRACE HOUSE. THE PROPERTY BENEFITS FROM ENTRANCE PORCH, ENTRANCE HALL, TWO DOUBLE BEDROOMS, 14' LOUNGE, 16' SOUTH FACING KITCHEN/DINER, BATHROOM, SEPARATE CLOAKROOM, FRONT GARDEN AND A FAVOURED SOUTH FACING 60' REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE PORCH
- 16' KITCHEN/DINER
- 60' SOUTH FACING REAR GARDEN
- ENTRANCE HALL
- BATHROOM
- IDEAL FAMILY HOME
- TWO DOUBLE BEDROOMS
- SEPARATE CLOAKROOM
- 14' LOUNGE
- FRONT GARDEN

Part double glazed door giving access to:

### **ENTRANCE PORCH**

Part brick construction to dado height, double glazed windows to both sides.

Part frosted glazed door off entrance porch to:

### **ENTRANCE HALL**

**14'2" in length (4.32 in length)**

Frosted glazed window to the front, under stairs cloaks hanging area, double panelled radiator.

Part frosted glazed door off entrance hall to:

### **LOUNGE**

**14'2" x 10'4" (4.32 x 3.15)**

Double glazed windows to the front, double panelled radiator.

Part frosted glazed door off entrance hall to:

### **KITCHEN/DINER**

**16'2" x 8'7" (4.95 x 2.62)**

Comprising stainless steel sink unit with hot and cold taps, storage cupboard under, rolled edge work top to the side with inset 'HOTPOINT' gas four ring hob, drawer and storage cupboard under, space and plumbing for washing machine to the side, tray space to the side, tiled splash back, stainless steel and glass extractor hood over, built in '

ZANUSSI ' electric oven to the side, storage cupboards under and over, adjacent work top, drawers and cupboards under, complimented by matching wall units over, space for tall fridge/freezer to the side, breakfast bar to the side, double glazed windows and part frosted double glazed door to the rear having a favoured southerly aspect.

Stairs up from entrance hall to:

### **LANDING**

Access to loft storage space.

Door off landing to:

### **BEDROOM 1**

**16'4" x 9'10" (4.98 x 3.02)**

Double glazed windows to the rear, built in double doored wardrobe with hanging space, double doored storage cupboard over, built in single door wardrobe, storage cupboard over, range of three chest of drawers to the side, double doored storage cupboard over, door giving access to storage cupboard with hanging and shelving space, housing ' IDEAL ' LOGIC + wall mounted gas fired combination boiler, double panelled radiator.

Door off landing to:

### **BEDROOM 2**

**14'6" x 10'0" (4.42 x 3.05)**

Double glazed windows to the rear having a favoured

southerly aspect, door giving access to storage cupboard with hanging a shelving space, concertina door giving access to storage cupboard with shelving, double panelled radiator.

Door off landing to:

### **BATHROOM**

Being part tiled, comprising bath with mixer tap and separate shower attachment, glass shower screen, pedestal wash hand basin, frosted double glazed window, tiled flooring.

Door off landing to:

### **SEPARATE CLOAKROOM**

Comprising low level wc, frosted double glazed window.

### **FRONT GARDEN**

**20'11" x 18'0" (6.40 x 5.50)**

Laid mainly to patio slabs, concrete pathway, enclosed by low fenc and low walls, side gate giving access to the side of the property and rear garden.

### **REAR GARDEN**

**60'4" x 20'11" (18.40 x 6.40)**

Having a favoured southerly aspect, patio area, pathway leading to lawned area, flower and shrub area, all enclosed by fencing to three sides, brick built workshop 9' x 6' with timber built work bench, shelving over.



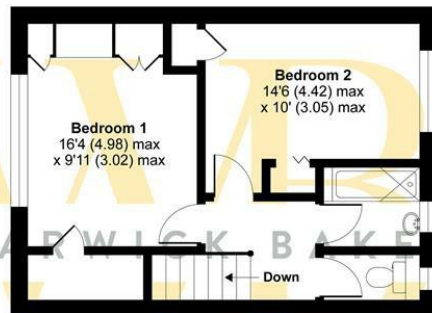
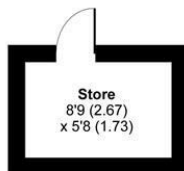
## Mansell Road, Shoreham-by-Sea, BN43

Approximate Area = 776 sq ft / 72.0 sq m

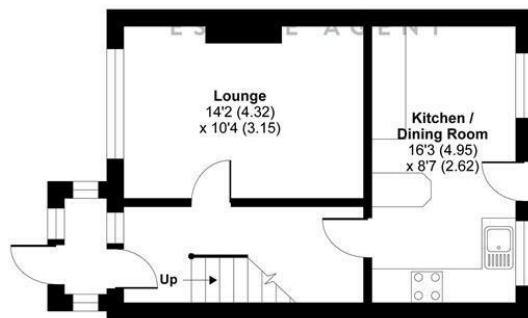
Store = 49 sq ft / 4.5 sq m

Total = 825 sq ft / 76.6 sq m

For identification only - Not to scale



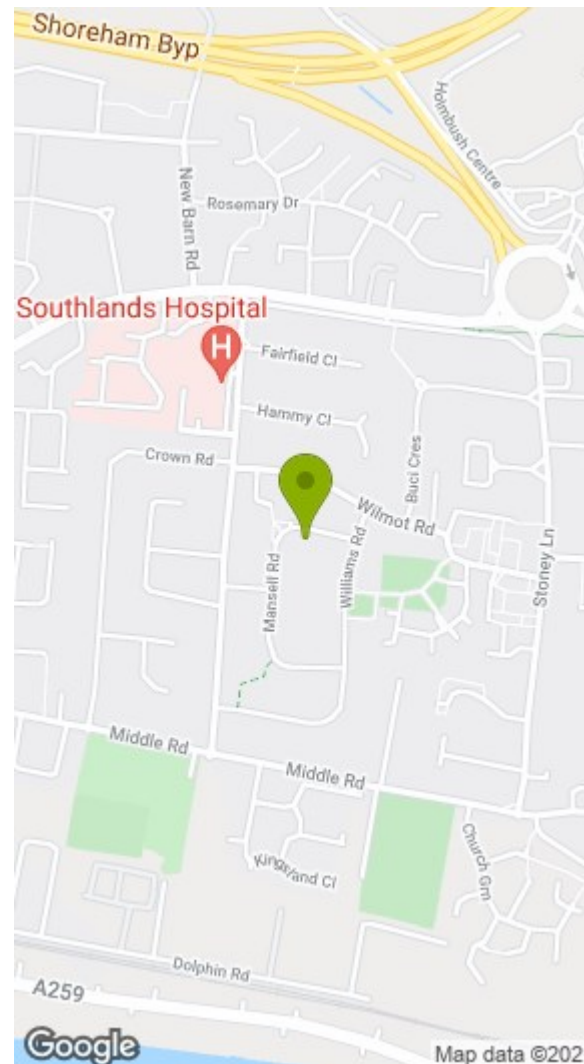
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richicom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 746887



### 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		86	Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C		72		(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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		