

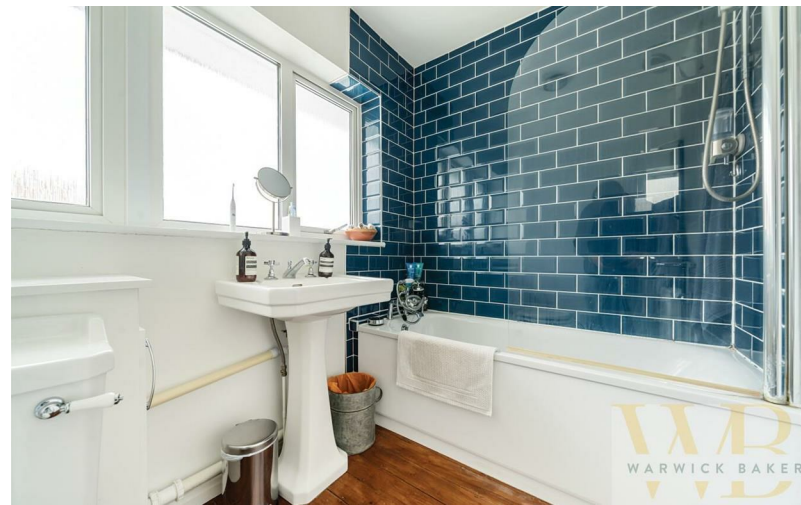


126 Greenacres | | Shoreham-By-Sea | BN43 5XL



ESTATE AGENT





## 126 Greenacres | | Shoreham-By-Sea | BN43 5XL

£469,950

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\*\*\* OPEN DAY 11:00AM-1:00PM SATURDAY 17th AUGUST 2024 \*\*\* CALL TO ARRANGE YOUR VIEWING APPOINTMENT \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS MOCK REGENCY STYLE SEMI-DETACHED HOUSE, LOCATED IN THIS EVER-POPULAR DEVELOPMENT CLOSE TO THE TOWN CENTRE AND MAINLINE RAILWAY STATION ( LONDON VICTORIA 80 MINUTES ). THE PROPERTY BENEFITS FROM AN ENTRANCE HALL, THREE BEDROOMS, 16' SOUTH FACING LOUNGE, 12' FAMILY AREA, MODERN KITCHEN, 14' LARGE FAMILY/DINING ROOM, GROUND FLOOR WET ROOM, PART TILED BATHROOM, 15' FRONT LAWN, 22' REAR GARDEN AND 17' GARAGE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT.

- SEMI-DETACHED
- 14' FAMILY/DINING ROOM
- 22' REAR GARDEN
- THREE BEDROOMS
- GROUND FLOOR WET ROOM
- 17' GARAGE
- 16' SOUTH FACING LOUNGE + FAMILY AREA
- FAMILY BATHROOM
- MODERN KITCHEN
- 15' FRONT LAWN



Front door leading to:

### ENTRANCE HALL

6'3" x 4'1" (1.91 x 1.26)

Single panel radiator, exposed wood flooring.

Door off entrance hall to:

### LOUNGE

16'0" x 13'5" (4.89 x 4.10)

Into bay with double glazed windows to the front having a favoured southerly aspect, feature open fireplace with decorative wood surround and mantle, tiled insert, tiled hearth, double panelled radiator, exposed wood flooring.

Opening off lounge to:

### FAMILY AREA

12'0" x 9'4" (3.66 x 2.86)

Window and glazed door to the rear, exposed wood flooring, door giving access to under stairs storage cupboard housing gas and electric meters, electric trip switches.

Door off family area to:

### KITCHEN

10'5" x 8'1" (3.18 x 2.47)

Comprising wood work top with inset 1 1/4 bowl stainless steel sink unit, slow closing cupboard under, built in ' BOSCH ' dishwasher to the side, tiled splash back, display shelf over, matching adjacent wood work top with inset ' LAMONA ' stainless steel gas four ring hob, ' BOSCH ' double electric oven under, cupboard to the side, built in integrated ' BEKO ' washer dryer to the side, tiled splash back, complimented by matching wall units over with under counter lighting housing ' POTTERTON ' gas fired boiler ( central heating only ), built in extractor hood to the side, further matching wood work top to the side, range of slow closing drawers and cupboard under, tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated ' LAMONA ' fridge/freezer to the side, double glazed windows to the rear, tiled flooring, LED down lighting.

Double glazed door off kitchen to:

Do

### FAMILY/DINING ROOM

14'0" x 12'4" (4.27 x 3.78)

Floor to ceiling wood framed double glazed windows to the rear and side, lofted double glazed roof.

Door giving access to:

### WET ROOM

Comprising shower area with wall mounted ' MIRA SPORT ' independent shower unit with separate shower attachment, seat and hand grip, shower rail and curtain, low level wc, wall mounted sink unit with mixer tap, storage cupboard under, wall mounted ' DIMPLEX ' electric heater, extractor fan, frosted glazed window, vinyl flooring.

Stairs with handrail up from entrance hall to:

### LANDING

Bannister with spindles, access to loft storage space.

Door off landing to:

### BEDROOM 1

14'0" x 11'8" (4.29 x 3.56)

Into bay with double glazed windows to the front having a favoured southerly aspect, built in double doored wardrobe with hanging and shelving space, double doored storage cupboard over, double panelled radiator.

Door off landing to:

### BEDROOM 2

9'10" x 9'6" (3.02 x 2.91)

Double glazed windows to the rear, range of book shelving, built in double doored wardrobe with hanging and shelving space, double doored storage cupboard over, door giving access to airing cupboard housing hot water cylinder, slatted shelving over, single panelled radiator, exposed wood flooring.

Door off landing to:

### BEDROOM 3

9'2" x 6'2" (2.80 x 1.89)

Being ' L ' shaped, double glazed windows to the front having a favoured southerly aspect, door giving access to built in

wardrobe with hanging and shelving space, single panel radiator.

Door off landing to:

### FAMILY BATHROOM

Being part tiled, comprising bath with antique style mixer tap with separate shower attachment, built in shower with separate shower attachment, glass shower screen, Regency style pedestal wash hand basin with mixer tap, low level wc, storage cupboard to the side with display shelf over, school style radiator with heated hand towel rail, frosted double glazed windows, exposed wood flooring.

### FRONT GARDEN

15'4" x 15'4" (4.68 x 4.68)

Laid to lawn with a variety of flowers and shrubs having a favoured southerly aspect.

Twin wood framed double glazed French doors off family/dining room to:

### REAR GARDEN

22'11" x 17'9" (7.00 x 5.43)

Patio slab area, lawned area with a variety of flowers and shrubs, side area 5.05 x 1.24 ( 16'6" x 4' ), all enclosed by fencing.

Part frosted glazed door off rear garden to:

### GARAGE

17'8" x 8'3" (5.40 x 2.53)

With up and over door, power and lighting.



**Greenacres, Bn43**  
 Approximate Gross Internal Area = 105 sq m / 1127 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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- \* 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (54-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (54-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>85</b>		
	<b>64</b>		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	