

187 Middle Road | | Shoreham-By-Sea | BN43 6LG

WARWICK BAKER
ESTATE AGENT







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£364,950

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Warwick Baker Estate Agents is thrilled to present an exceptional opportunity to acquire this rarely available house, ideally situated just 500 metres from the vibrant Holmbush Centre, home to popular retailers such as Tesco, Marks and Spencer, Next, and a public swimming pool. For commuters, Southwick mainline railway station is conveniently located only 750 metres away, offering a swift and direct route to London Victoria in just 82 minutes.

Step inside this inviting residence, where you are greeted by an entrance porch, an expansive 20-foot south facing lounge that creates an airy and welcoming atmosphere, and a conservatory both perfect for both entertaining guests and enjoying peaceful family evenings. There is kitchen and separate dining room which are ready for your culinary adventures, while three bedrooms provide ample space for relaxation.

- ENTRANCE PORCH
- DINING ROOM
- 31' REAR GARDEN
- THREE DOUBLE BEDROOMS
- CONSERVATORY
- 20' OUTBUILDING
- 20' SOUTH FACING LIVING ROOM
- FULLY TILED SHOWER ROOM
- KITCHEN
- 19' SOUTH FACING FRONT GARDEN

Part double glazed front door leading to;

ENTRANCE PORCH
9' x 3'1" (2.74m x 0.94m)
Part wood panelled walls with shelf to dado height, double glazed windows with leaded double glazed windows over to the front having a favoured southerly aspect, double glazed windows with leaded double glazed windows over to both sides, tiled flooring.

Frosted glazed oor off entrance porch to:

ENTRANCE VESTIBULE
4'7" x 3'11" (1.40m x 1.19m)
Two floor to ceiling frosted double glazed windows to the front, single panel radiator.

Sliding part frosted glazed door off entrance vestibule to:

LIVING ROOM
20'8" x 10'10" (6.31 x 3.32)
Having a dual aspect, leaded double glazed windows to the front having a favoured southerly aspect, double glazed window to the rear, single panel radiator, feature electric fire place with marble hearth (not included).

Sliding double glazed patio door off living room to:

CONSERVATORY
11'11" x 7'5" (3.65 x 2.27)
Having a dual aspect with wood framed double glazed windows to the rear, double glazed window and sliding double glazed patio door to the side having an easterly aspect, part panelled walls, part yorkstone walling to dado height, sloping panelled ceiling.

Georgian style glazed door off entrance vestibule to:

DINING ROOM
11'1" x 6'5" (3.40 x 1.98)
Being ' L ' shaped, frosted glazed windows to the front, single panel raditor, space for American style fridge/freezer, part wood panelled wall, painted tiled flooring, spotlighting, opening giving access to under stairs storage cupboard with shelving.

Arched opening off dining room to:

KITCHEN
9'7" x 8'11" (2.94 x 2.74)
Being fully tiled, comprising a stainless steel sink unit with hot and cold taps, storage cupboards under, free standing dual gas ovens with four ring hob, granite effect work top to both sides, tray space to the side, free standing ' BOSCH ' tumble dryer to the side, free standing ' SIEMENS ' washing machine to the side, storage cupboard to the side, complemented by matching wall units over, adjacent matching granite effect worktop, with range of drawers and cupboards under, double glazed windows to the rear, painted tiled flooring, spotlighting. (Kitchen floor tiles recently refreshed to modern light grey) (updated photos to follow).

Stairs with handrail up from entrance vestibule to:

LANDING
Single panel radiator with display shelf over, access to loft storage space, spotlighting, door giving access to airing cupboard housing pre-factory lagged hot water cylinder with fitted immersion heater, slatted shelving over, door giving access to storage cupboard with two hanging rails and shelf.

Door off landing to:

BEDROOM 1
13'5" x 9'10" (4.10 x 3.02)
Double glazed windows to the rear, single panel radiator with display shelf over, door giving access to storage cupboard housing ' WORCESTER ' gas fired boiler (central heating only).

Door off landing to:

BEDROOM 2
11'2" x 10'10" (3.41 x 3.32)
Leaded double glazed windows to the front having a favoured southerly aspect, double panelled radiator, two built in single doored wardrobes, door giving access to walk in wardrobe with three hanging rails and range of shelving.

Door off landing to:

BEDROOM 3
11'4" x 6'6" (3.47 x 1.99)
Leaded double glazed windows to the front having a favoured southerly aspect, single panel radiator with display shelf over,

Door off landing to:

SHOWER ROOM
Being fully tiled, comprising step in fully tiled shower cubicle with built in shower with separate shower attachment, sliding glass shower door, vanity unit with inset ' ROCA ' sink unit with contemporary style mixer tap, double doored storage cupboard under, low level wc to the side, storage cupboard and drawer to the side, single panel radiator, frosted double glazed windows, vinyl flooring.

FRONT GARDEN
19'10" x 17'1" (6.05m x 5.21m)
Being ' L ' shaped, having a favoured southerly aspect, laid to patio slabs with central beach pebble feature, patio slab pathway to the front door, enclosed by low walling to three sides. (Potential to create off-road parking for two vehicles (subject to necessary permissions).

Frosted double glazed door toff the kitchen to:

REAR GARDEN
31'9" x 22'7" (9.45m2.74m x 6.88m)
Lower patio slab area with sloping UPVC roof 8'2"x 6'2" (2.49mx 1.88m), step up to patio slab area with central raised flower bed with shingle, further raised beach pebble area, raised flower beds to both sides, with fencing.

Door giving access to:

GARDEN ROOM
20'0" x 7'6" (6.11 x 2.31)
With power and lighting, leaded double glazed windows to the front having a favoured southerly aspect, exposed wood flooring. (WITH POTENTIAL TO CONVERT TO A HOME OFFICE).





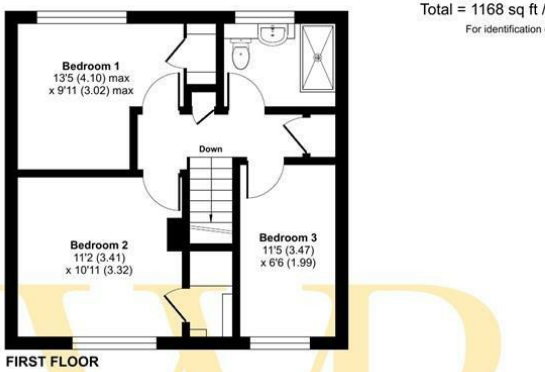






Middle Road, Shoreham-by-Sea, BN43

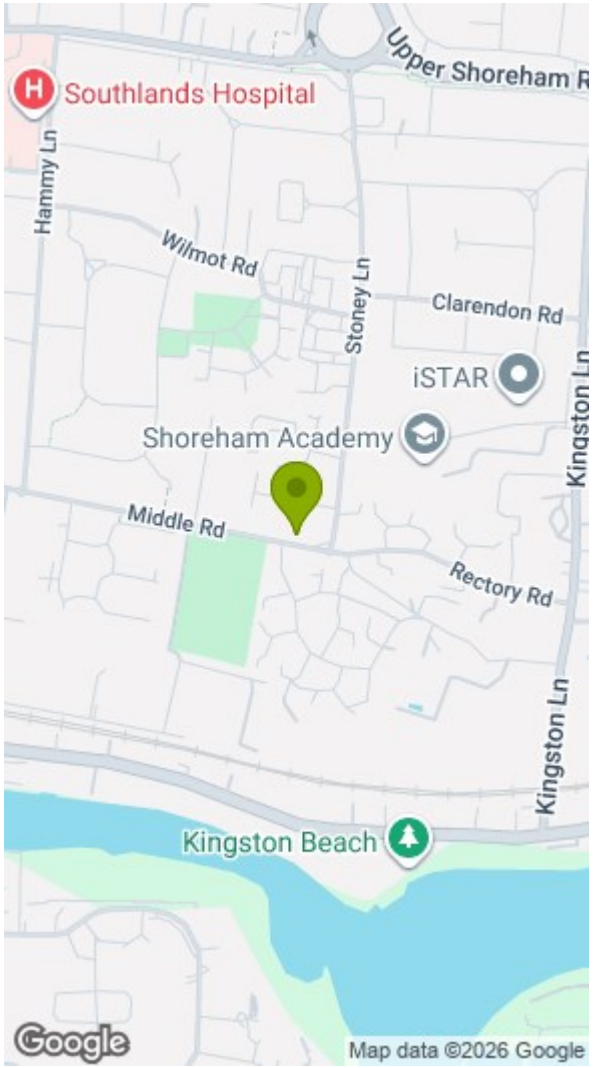
Approximate Area = 1016 sq ft / 94.3 sq m
Outbuilding = 152 sq ft / 14.1 sq m
Total = 1168 sq ft / 108.4 sq m
For identification only - Not to scale

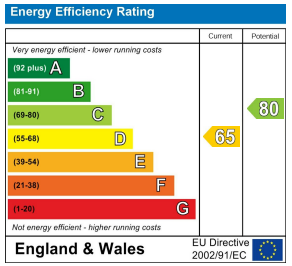


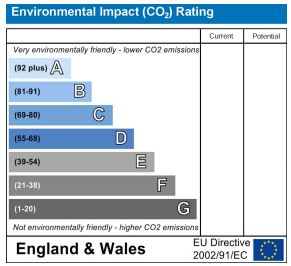


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* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate