



20 Victoria Road | | Shoreham-By-Sea | BN43 5LB







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Offers In The Region Of £525,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED EXTENDED FAMILY HOME.

LOCATED IN SHOREHAM TOWN CENTRE, MINUTES FROM THE MAINLINE RAILWAY STATION, THE PROPERTY BOAST SPACIOUS LIVING ACCOMMODATION OVER THREE FLOORS, 21FT KITCHEN/BREAKFAST ROOM, 21FT LIVING/DINING, FOUR BEDROOMS, MASTER WITH EN-SUITE AND A FACING REAR GARDEN.

- TOWN CENTRE LOCATION
- PERIOD FEATURES
- CALL NOW
- 4 BEDROOMS
- FRONT & REAR GARDENS
- 01273 461144
- 21FT LIVING / DINING ROOM
- NO ONWARD CHAIN
- 21FT KITCHEN / BREAKFAST ROOM
- VIEWINGS RECCOMENDED



## ENTRANCE HALL

Ornate coving, dado rail, exposed wooden floorboards.

## LIVING ROOM

West aspect double glazed sash windows with plantation shutters, solid fuel burner, cupboard and shelving to recess, exposed floorboards. column radiator.

## DINING AREA

Feature cast iron fireplace with tiled insets and stone hearth, stairs to FIRST FLOOR with cupboards under, exposed floorboards, open doorway to:

## KITCHEN / BREAKFAST ROOM

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, granite worktops, tiled splashbacks, inset one and a quarter 'Belfast' sink with mixer tap, range oven with double oven and 5 gas burners, stainless steel splashback with stainless steel extractor hood over, fridge/freezer,

dishwasher, recessed downlighting, column radiator, three skylights, double glazed doors to REAR GARDEN, door to:

## BATHROOM

Fitted with white suite comprising panel bath with fixed head and flexi hose shower heads, vanity unit, low level WC with concealed cistern, recessed downlighting, cupboard housing boiler, extractor, chrome ladder style heated towel rail, frosted double glazed window.

## FIRST FLOOR LANDING

Doors to all rooms

## BEDROOM 2

Two West aspect double glazed sash windows, cupboards to recess's, feature cast iron fireplace, column radiator.

## BEDROOMS 3

East aspect double glazed window, feature cast iron fireplace, column radiator.

## BEDROOM 4

West aspect double glazed window, feature cast iron fireplace, column radiator.

## W.C

Low level close coupled WC, wash hand basin with mixer tap and tiled splashback, extractor.

## SECOND FLOOR LANDING

## BEDROOM 1

Double aspect, two West aspect 'Velux' windows with blinds, two East aspect double glazed sash windows, column radiator, door to:

## EN SUITE

Fitted with white suite comprising tiled shower cubicle, wash hand basin with mixer tap, low level close coupled WC, recessed downlighting, chrome ladder style heated towel rail, West aspect 'Velux' window with blind.

## OUTSIDE

## WALLED REAR GARDEN

Patio, lawn with raised borders.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- \* All measurements are approximate

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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	