



7 Ravens Road | | Shoreham-By-Sea | BN43 5AJ



ESTATE AGENT



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£699,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RECENTLY RENOVATED FAMILY HOME.

SITUATED IN RAVENS ROAD, MINUTES FROM THE MAINLINE RAILWAYS STATION AND THE TOWN CENTRE, THIS PROPERTY BENEFITS FROM HAVING 3 BEDROOMS ON THE FIRST FLOOR, LIVING ROOM, OPEN PLAN KITCHEN / DINING ROOM WITH A CLOAKROOM ON THE GROUND FLOOR.

- RAVENS ROAD
- THREE BEDROOMS
- NO CHAIN
- FULLY REFURBISHED
- WEST FACING GARDEN
- 01273 461144
- 14'9 X 12'4 LIVING ROOM
- PARKING & GARAGE
- 18'8 X 15'11 KITCHEN / DINING
- MINUTES FROM THE STATION

## COVERED ENTRANCE PORCH

Door to front

## ENTRANCE HALL

Stairs rising to the First Floor Landing, doors giving access to Living Room, Kitchen / Dining Room, side aspect leaded light window with stained glass, under stairs cupboard.

## LIVING ROOM

14'9 x 12'4 (4.50m x 3.76m)

Double glazed front aspect feature bay window, fire place with log burner.

## KITCHEN / DINING ROOM

18'8 x 15'11 (5.69m x 4.85m)

Open plan room, with fitted modern kitchen area, range of wall and base level units, work surfaces, inset 4 ring induction hob, oven under, extractor over, inset sink unit, integrated appliances, double glazed side and rear aspect windows, French patio doors

leading out on to the Rear Garden, door to Cloakroom.

## D/S CLOAKROOM

Modern white suite, low level W.C., corner wash hand basin, side aspect window.

## FIRST FLOOR LANDING

Side aspect leaded light window with stained glass, doors giving access to all rooms, loft access.

## BEDROOM 1

15'3 x 10'8 (4.65m x 3.25m)

Double glazed front aspect feature bay window.

## BEDROOM 2

12'6 x 10'2 (3.81m x 3.10m)

Double glazed rear aspect window.

## BEDROOM 3

9'2 x 7'6 (2.79m x 2.29m)

Double glazed front aspect feature window.

## BATHROOM

Fitted modern match suite, bath, shower cubicle, wash hand basin, heated towel rail, side aspect window.

## CLOAKROOM

Low level W.C., side aspect window.

## OUTSIDE

### FRONT GARDEN

Off road parking for one car, potential for more. Area of lawn, mature shrub borders. Gated side access.

### REAR GARDEN

Mature tree and shrub borders, area of lawn, and paved area at the side of the property.

### GARAGE

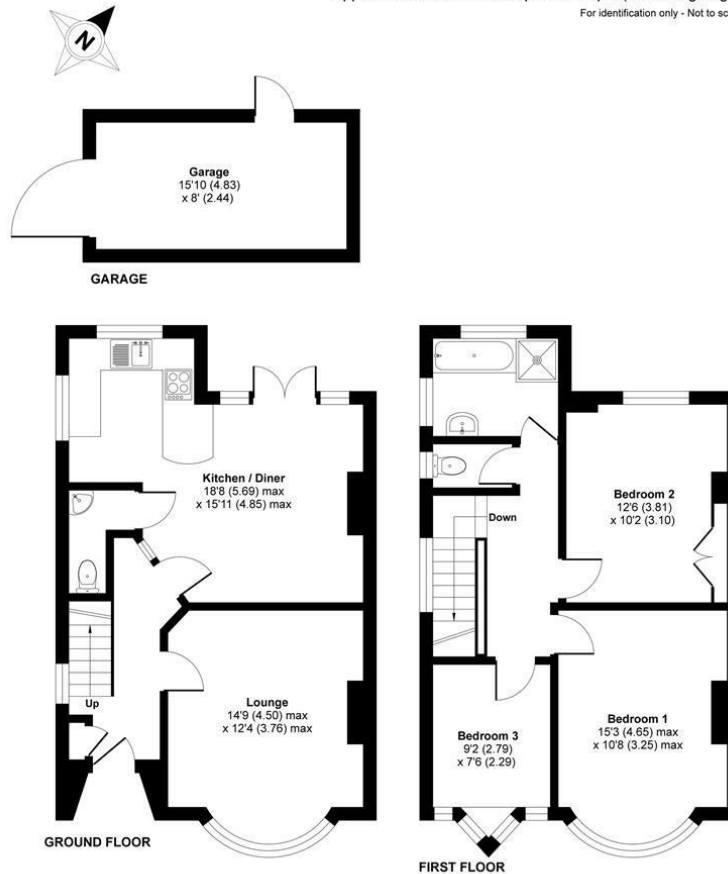
Situated at the rear of the property, accessed via Ravens Road, with power and light.



## Ravens Road, Shoreham-by-Sea

Approximate Area = 1149 sq ft / 107 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2020. Produced for Warwick Baker Estate Agent Ltd. REF: 674152.



### 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	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>Not energy efficient - higher running costs</p>		<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p>		<p>England &amp; Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	