



7 Southview Close | | Shoreham-By-Sea | BN43 6LJ

WB
WARWICK BAKER
ESTATE AGENT



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£340,000

SOLD - WARWICK BAKER ESTATE AGENTS !!
CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SEMI-DETACHED BUNGALOW LOCATED CLOSE TO THE SHOREHAM AND SOUTHWICK BORDER. THE PROPERTY BENEFITS FROM ENTRANCE HALL, 3 BEDROOMS, WEST FACING LOUNGE, CONSERVATORY, KITCHEN, SHOWER ROOM, SEPARATE CLOAKROOM, FRONT GARDEN, PRIVATE DRIVEWAY, GARAGE AND WEST FACING REAR GARDEN. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- 16ft LIVING ROOM
- WEST FACING REAR GARDEN
- DRIVEWAY
- CONSERVATORY
- IN NEED OF MODERNISATION
- DOUBLE GLAZED
- GARAGE
- NO CHAIN

ENTRANCE HALL

Doors giving access to Living Room, Kitchen, Shower Room, W.C, all Bedrooms, airing cupboard and loft access.

LIVING ROOM

16' x 11'04 (4.88m x 3.45m)

Double glazed rear aspect window, double glazed door to

CONSERVATORY

23'10 x 6'03 (7.26m x 1.91m)

Double glazed rear and side aspect windows with views over looking the rear garden, door to kitchen and door to rear garden

KITCHEN

11'10 x 11'08 (3.61m x 3.56m)

Range of wall and base level units with work surfaces over, inset sink and drainer unit, space for appliances, double glazed rear aspect window.

BEDROOM 1

12'03 x 11'04 (3.73m x 3.45m)

Double glazed front aspect window

BEDROOM 2

11'09 x 10' (3.58m x 3.05m)

Double glazed front aspect window

BEDROOM 3

8'07 x 8'04 (2.62m x 2.54m)

Double glazed side aspect window

SHOWER ROOM

Shower cubicle, wash hand basin, heated towel rail, double glazed obscure glass side aspect window.

W.C

Low level W.C, wash hand basin, double glazed obscure glass side aspect window.

OUTSIDE

FRONT GARDEN

laid to pea shingle with flower and shrub borders, driveway providing off road parking for numerous cars, gated rear access

GARAGE

Situated at the side of the property

with metal up and over door, power and light

REAR GARDEN

Being secluded with a Westerly aspect, enclosed by panel fencing with flower and shrub boards, predominantly laid to lawn,





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	