



53 Greenacres, Shoreham-By-Sea, BN43 5WY
Guide Price £450,000

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Nestled in the charming area of Greenacres, Shoreham-By-Sea, this delightful Georgian style semi-detached house offers a perfect blend of comfort and convenience. Built in 1967, the property boasts a warm and inviting atmosphere, making it an ideal family home.

In brief the property comprises of an open plan ground floor including lounge / dining space & an extended Kitchen / Breakfast Room, there is also a useful lobby space with an area for a separate fridge freezer & door leading out into the rear garden & a ground floor WC, on the first floor you have two spacious double bedrooms, the master bedroom benefits from floor to ceiling Georgian style bay window, there is a third bedroom / home office depending on your personal preference & a modern fitted family bathroom.

Externally you have both front & rear gardens - the rear garden being low maintenance but perfect for those summer evenings in the sun or hosting a BBQ for the family.

- Semi-Detached Georgian Style Family Home
- Three Bedrooms
- Extended Kitchen / Breakfast Room
- Ground Floor WC
- Open Plan Living Accomodation
- Popular Shoreham Location
- Close To Local Aminities
- No On-Going Chain





Entrance Hallway

1.52m x 1.22m (5'5 x 4'7)

Carpeted floor, single radiator, stairs to first floor landing, textured & coved ceiling, PVCU double glazed front door.

Bay Fronted Lounge

5.18m x 3.96m (17'8 x 13'2)

Carpeted floor, television point, various power points, wall mounted electric fireplace, PVCU double glazed Georgian style bay window, wall mounted thermostat, opening into dining space.

Dining Room

4.88m x 3.35m at maximum measurements (16'5 x 11'7 at maximum measurements)

Carpeted floor, single radiator, PVCU double glazed window, access to under stairs storage cupboard housing Vailant boiler, gas & electric meters, textured & coved ceiling, opening into Extended Kitchen

Extended Kitchen

3.35m x 2.74m (11'8 x 9'2)

Tiled floor, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space for oven with extractor fan above, space & provision for washing machine, space for tumble dryer, inset one & half bowl sink unit with mixer tap, two PVCU double glazed windows, textured & coved ceiling, door to Inner Lobby.

Ground Floor WC

1.52m x 0.61m (5'8 x 2'7)

Tiled floor, low flush WC, hand wash basin with mixer tap, PVCU double glazed window, textured & coved ceiling.

First Floor Landing

2.74m x 1.83m (9'6 x 6)

Carpeted floor, loft hatch access, fitted storage cupboard housing factory lagged hot water cylinder having slatted shelving above, textured & coved ceiling, PVCU double glazed window.

Master Bedroom

4.57m x 3.05m (15'2 x 10'3)

Carpeted floor, various power points, PVCU double glazed Georgian style bay window, single radiator, textured & coved ceiling, fitted double wardrobe with various hanging rails & shelving.

Bedroom Two

3.05m x 3.05m at maximum measurements (10'2 x 10'5 at maximum measurements)

Carpeted floor, single radiator, various power points, PVCU double glazed window, fitted wardrobe with hanging rail & shelving, textured & coved ceiling.

Bedroom Three / Home Office

3.05m x 1.83m at maximum measurements (10'7 x 6 at maximum measurements)

Carpeted floor, single radiator, PVCU double glazed window, fitted

Family Bathroom

2.13m x 1.83m (7'9 x 6'2)

Carpeted floor, panel enclosed bath with power shower above having a rainforest fall shower head, low flush WC, pedestal hand was basin with mixer tap, ladder style heated towel rail, part tiled walls, PVCU obscured glass double glazed window, textured ceiling.

Externally

Front Garden

Mainly laid to lawn with various flower borders, pathway leading to front door, gated side access.

Rear Garden

Patio area, stepping onto large lawned area having various flower borders, fence enclosed, outside tap, gated side access.

Garage In Compound

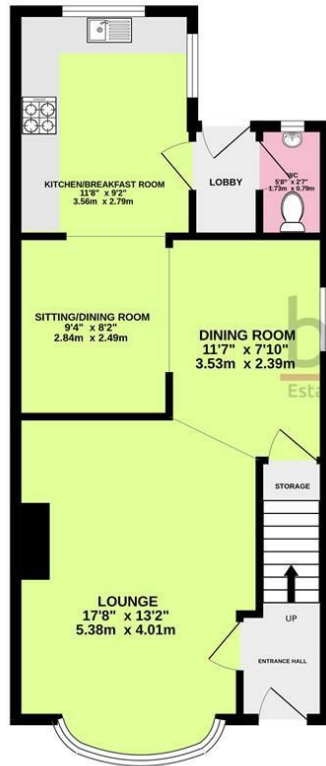
Having an up & over door.

Council Tax

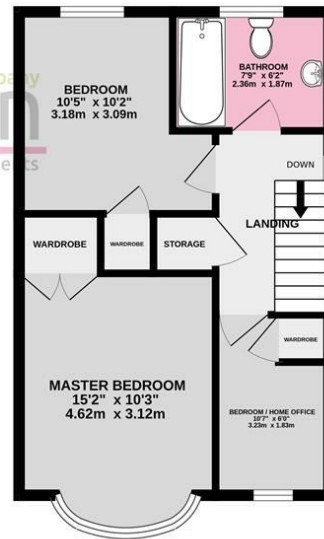
Band E



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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