

59 Stoney Lane

Shoreham-by-Sea BN43 6LD

Asking Price Of £400,000

- PRESENTED IN EXCELLENT ORDER
- THREE BEDROOMS
- MODERN BATHROOM
- KITCHEN

- LIVING ROOM
- DINING ROOM
- REAR GARDEN
- NO ONWARD CHAIN

Whitlock and Heaps are pleased to bring to market this immaculately presented semi detached property being set back from the road with good size front and rear gardens. The house offers three-bedroom accommodation with a modern kitchen and bathroom and featuring two separate reception rooms with the dining room having French doors leading onto the rear garden. Situated in this convenient location within close proximity to Holmbush retail Park and Shoreham centre.

Freehold

Council Tax Band C (taken from

<https://www.tax.service.gov.uk/check-council-tax-band/search>).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

ENTRANCE HALL

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, four ring gas hob with concealed extractor, electric oven, appliance space, tiled splashback, UPVC double glazed window and door to garden.

LIVING ROOM Electric fire with timber mantle over, UPVC double glazed window, radiator.

DINING ROOM Radiator, French doors to patio.

FIRST FLOOR

LANDING Hatch to loft space, UPVC double glazed window, radiator.

BEDROOM 1 UPVC double glazed window, radiator.

BEDROOM 2 Fitted wardrobe, UPVC double glazed window, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and 'Mira' shower over, glazed shower screen, wash hand basin with cupboard under, ladder style towel rail, tiled walls and floor.

OUTSIDE

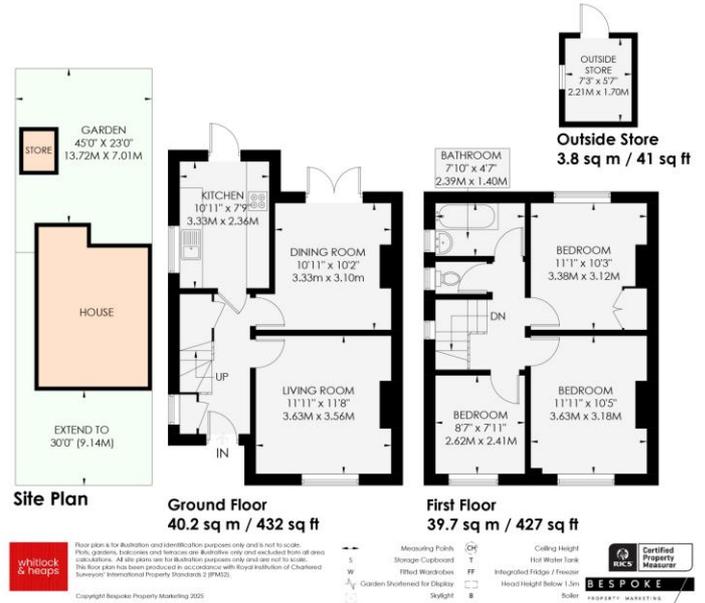
FRONT GARDEN Fully enclosed and paved with gate offering side access.

REAR GARDEN Low maintenance being paved, brick-built store.

STONEY LANE
SHOREHAM



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING OUTSIDE STORE)
79.9 sq m / 860 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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