

House for sale

Name of the real estate agency: Michael Jones

<http://www.michaeljones.co.uk/residential-sales/>

Address of the property / Shandon Road, Broad Water, Worthing, BN14 9DX

Contact (*your name*): Student 1

Phone number or mail student1@gmail.com



- ❖ Bedroom End Of Terrace House
- ❖ Gas Fired Central Heating
- ❖ Mainly Double Glazed Windows
- ❖ Brick And Double Glazed Conservatory
- ❖ Lounge With Opening To Dining Room
- ❖ Fitted Kitchen Opening To Conservatory
- ❖ 11'5 x 9'0 Boarded Loft Area With Velux Window
- ❖ Fitted Bath And Shower Room
- ❖ Gardens Front & Rear
- ❖ Detached Brick Built Garage

PRICE:

£300,000

UNDER OFFER

SMALL ENTRANCE VESTIBULE

Accessed via part glazed wooden front door. Part glazed front door to:

ENTRANCE HALL Radiator, telephone point, understairs storage housing gas and electric meters.

LOUNGE 13'4" (4.06m) (into bay) x 12'1" (3.68m). Recessed chimney with a brick hearth and adjacent gas point, radiator, TV point, double glazed windows, laminate flooring, opening to:

DINING ROOM 13'3" x 10'1" (4.04m x 3.07m). Radiator, gas point, laminate floor, central heating control, glazed door to:

CONSERVATORY 14'9" x 6' (4.5m x 1.83m). Brick and double glazed, radiator, power points, two brick stores, one with plumbing for washing machine, double glazed doors to rear, opening from the conservatory to:

KITCHEN 10'3" x 8' (3.12m x 2.44m). Part tiled walls comprising a single drainer stainless steel sink unit set in a long work top with a range of cupboards, drawers and plumbing for dish washer below, adjoining floor to ceiling larder cupboard, two further work surfaces one with cupboards below, the other with two cupboards and a drawer, range of eye level wall cupboards, integrated fridge/freezer, laminate floor, opening back out into the hallway.

BOARDED AND CARPETED LOFT SPACE 11'5" x 9' (3.48m x 2.74m).

Having power and light, eaves storage and a double glazed Velux window.

BEDROOM ONE 14'10" (4.52m) (into bay) x 11'7" (3.53m). Range of fitted wardrobe cupboards, radiator, TV point, double glazed windows,.

BEDROOM TWO 11'10" x 10'3" (3.6m x 3.12m). Built in cupboard, radiator, double glazed window.

BEDROOM THREE 7'4" x 6'6" (2.24m x 1.98m). Radiator, double glazed window.

BATHROOM Comprising white panelled bath with a fitted shower attachment, separate step in shower cubicle, pedestal wash hand basin, low level WC suite, two fitted cabinets, shaver point, two double glazed windows.

REAR GARDEN Large paved area with an area of lawn (which is in the process of being re-seeded), earthed borders with trees, shrubs and a palm tree, gate leading to the side.

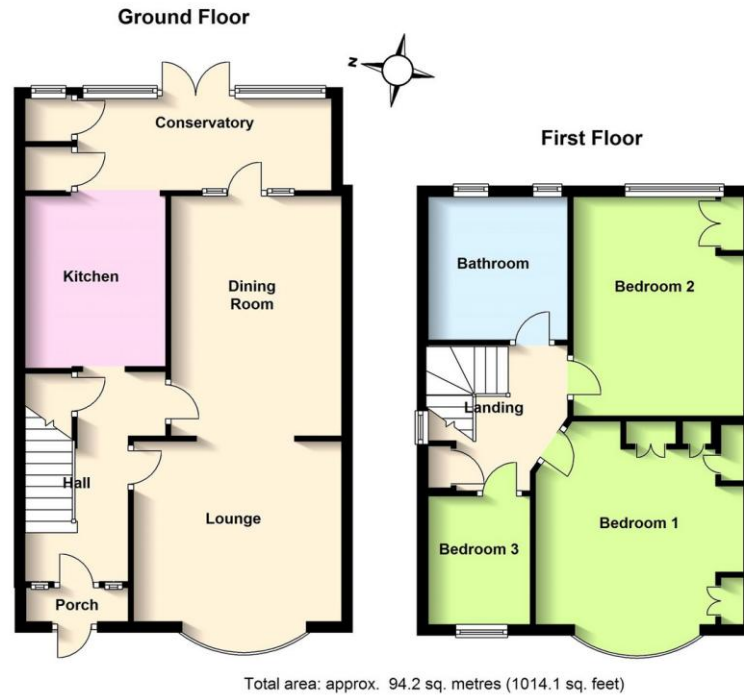
DETACHED BRICK BUILT

GARAGE With power and light, approached via a side and rear vehicular access road.

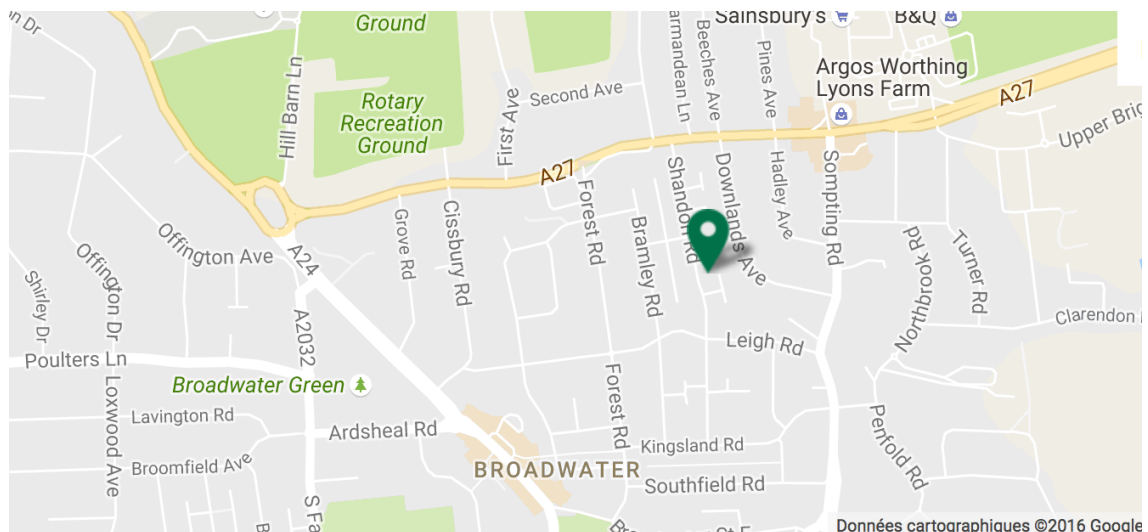
FRONT GARDEN Mainly laid to shingle with a long tiled pathway.

SELLING / BUYING A HOUSE – DOSSIER EXEMPLE
FOR EDUCATIONAL USE

Floor plan



Location



DESCRIPTIVE TABLE OF THE PROPERTY

EXAMPLE

Description	Number of rooms	Equipment/ Appliances	Special features
Type of house	Terrace 3 beds	. Gas fired central heating . Mainly double glazed windows	. Immediate vacant possession . End of terrace house
Entrance hall	1	. Radiator . Telephone point	. + small entrance vestibule . Understairs storage
Bedroom	3	1st room . Fitted wardrobe cupboards . TV point . Radiator . ¹ D.G.W. 2nd room . Built in cupboard . Radiator . D.G.W. 3rd room . Radiator . D.G.W.	. One large bedroom 14'10" (4.52m) (into bay) x 11'7" (3.53m) For educational use
Living room / Lounge	1	. Recessed chimney with a brick hearth and adjacent gas point . Radiator . TV point . Laminate floor	. Lounge opening to dining room
Dining room	1	. Radiator . Gas point . Laminate floor . Central heating control . Glazed door	. Dining room opening to conservatory
Conservatory	1	. Radiator . Power points . 2 brick stores . Plumbing for washing machine	. Brick And Double Glazed Conservatory . Conservatory opening to kitchen
Kitchen	1	. Part tiled walls . Stainless steel sing top with a range of cupboards, drawers . Plumbing for dishwasher . Cupboards integrated fridge/ freezer . Laminate floor	. Kitchen opening to the hallway
Bathroom		. White paneled bath with fitted shower . Wash hand basin . WC suite . 2 fitted cabinets, shaver point	. 2 double D.G.W
Loft space / attic	1	. Power and light . Eaves storage . Double glazed Velux window	
Garage		. Power and light	. Detached brick built . Rear access to road
Garden (front and rear)			Front . Shingle, long tiled pathway Back . Large paved area . Area of lawn . Earth borders with trees (shrubs and a palm tree) . Gate

¹ DGW: Double glazed window

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FOR EDUCATIONAL USE

Tâche de communication	Interaction Travail en binôme - l'agent immobilier reçoit un acheteur potentiel, lui présente le bien immobilier et apporte toutes les informations qui lui sont demandées. (2 minutes, B1+).
Situation de communication	En PFMP à Worthing dans le comté du Sussex, le tuteur vous a confié la mission de participer à la vente d'un bien immobilier.
Compétences à valider (Livret CLICL-LV)	<ul style="list-style-type: none">- Utiliser un site internet professionnel à bon escient.- Présenter et valoriser un produit ou un service.- Demander ou donner des informations sur un produit, un service, une prestation.- Comprendre un document publicitaire.- Connaître le lexique relatif à l'habitation.

Prise de notes / brouillon