4 Hopewell Close | | Shoreham-By-Sea | BN43 5PN

WARWICK BAKER
ESTATE AGENT

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£525,000

*** £525,000 ***

WARWICK BAKER ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED THREE BEDROOM TOWN HOUSE WITH STUNNING VIEWS OVER LOOKING THE RIVER ADUR.

THE PROPERTY HAS A REFITTED MODERN KITCHEN, W.C, SOUTHERLY ASPECT LIVING ROOM ON THE GROUND FLOOR, TWO BEDROOMS AND A BATHROOM ON THE FIRST FLOOR AND A MASTER BEDROOM WITH ENSUITE ON THE SECOND FLOOR.

OUTSIDE THERE IS SOUTHERLY ASPECT GARDEN AND GARAGE EN BLOC.

- IMMACULATELY PRESENTED
- PARKING & GARAGE
- CALL NOW TO VIEW
- THREE BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- 01273 461144
- STUNNING RIVER VIEWS
- CONSERVATORY
- SOUTHERLY ASPECT GARDENS
- QUIET LOCATION

ENTRANCE
Door to front, doors to Kitchen, Living Room / Dinning Room and W.C, stairs rising to the First Floor Landing.

KITCHEN / BREAKFAST ROOM
11’3 x 8,1 (3.35m’0.91m x 2.44m,0.30m)
Modern kitchen, with a range of wall and base level units, inset hob, oven under extractor over, inset sink unit, space for appliances, front aspect windows with views of the river Adur and the South Downs.

LIVING / DINNING ROOM
15’7 x 15’ (4.57m’2.13m x 4.57m’)
Southerly aspect room, patio doors leading into the Conservatory, under stairs storage cupboards.

CONSERVATORY
12’8 x 8’9 (3.66m’2.44m x 2.44m’2.74m)
Southerly aspect windows and patio doors leading out onto the Rear Gardens.

W.C
Modern matching suite, W.C, wash hand basin, front aspect obscure glass window.

FIRST FLOOR LANDING
Doors giving access to all rooms, stairs turning and rising to the Second Floor Landing.

BEDROOM 3
15’1 x 8’7 (4.57m’0.30m x 2.44m’2.13m)
Front aspect windows with views of the river Adur and the South Downs.

BEDROOM 2
15’ x 11’5 (4.57m’ x 3.35m’1.52m)
Rear aspect window with southerly views.

BATHROOM
Matching suite, panel enclosed bath, pedestal wash hand basin, W.C.

SECOND FLOOR LANDING
Door to Master Bedroom, door to airing cupboard with further eaves storage.

MASTER BEDROOM
16’3 x 15’1 (4.88m’0.91m x 4.57m’0.30m)
Front aspect windows with views of the river Adur and the South Downs, door too

EN SUITE
Matching suite, walk in shower cubicle, pedestal wash hand basin, W.C, Velux style window.

OUTSIDE

REAR GARDEN
Southerly aspect landscaped gardens, enclosed by panel fencing, gated rear access.

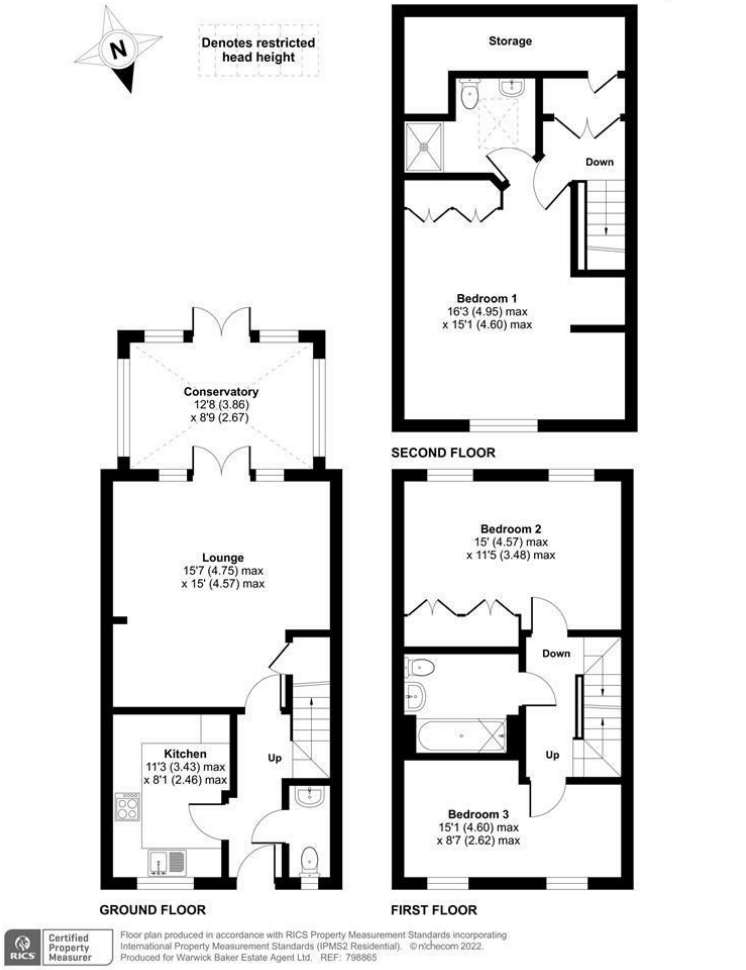
GARAGE
Situated en bloc, with up and over door, power and light, eaves storage.

PARKING
There is parking available in front of the Garage.

Hopewell Close, Shoreham-by-Sea, BN43

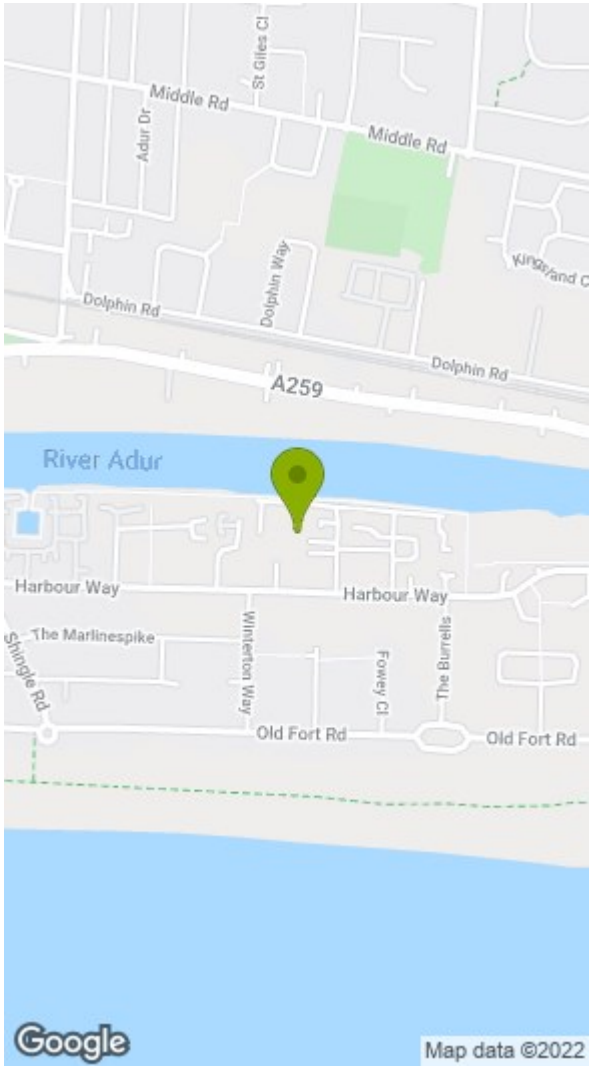
Approximate Area = 1351 sq ft / 126 sq m

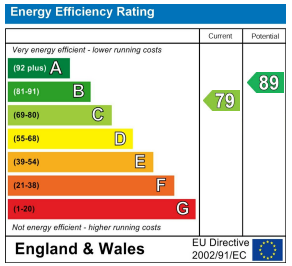
For identification only - Not to scale

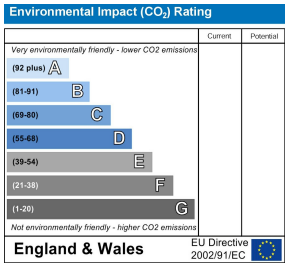


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 798865







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