13 Fishermans Walk | | Shoreham-By-Sea | BN43 5LW

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £699,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED DETACHED FAMILY HOME ON SHOREHAM BEACH MINUTES FROM THE SEA.

THE PROPERTY HAS A 25'6 x 12 DOUBLE ASPECT LIVING ROOM, 24'5 x 16'10 MODERN KITCHEN / DINING / FAMILY ROOM, UTILITY ROOM, PLAY RROM AND W.C ON THE GROUND FLOOR.

ON THE FIRST FLOOR THERE ARE FOUR BEDROOMS AND TWO BATHROOMS. OUTSIDE THERE ARE FRONT AND REAR GARDENS AND PARKING.

THE PROPERTY MUST BE SEEN TO BE APPRECIATED. CALL TO VIEW 01273 461144

- DETACHED HOUSE
- TWO BATHROOMS
- PLEASE CALL TO VIEW
- 25'6 x 12 WESTERLY ASPECT LIVING ROOM
- IMMACULATELY PRESENTED
- 01273 461144
- 24'5 x 16'10 OPEN PLAN KITCHEN FAMILY ROOM
- CLOSE TO THE BEACH
- FOUR BEDROOMS
- VENDORS SUITED

ENTRANCE PORCH
Door to

ENTRANCE HALL
Doors giving access to Living Room, Kitchen Dining Family Room, W,C, Stairs rising to the First Floor Landing

LIVING ROOM
25'6 x 12 (7.77m x 3.66m)
Westerly aspect window to front, double glazed sliding patio doors leading out onto the rear gardens.

KITCHEN DINING FAMILY ROOM
24'5 x 16'10 (7.44m x 5.13m)
Modern range of base units with work surfaces, centre island unit with cupboards under, inset sink unit, inset hob, integrated appliances, space for appliances. Full heinght rear aspect window, sliding patio doors leading out onto the rear gardens, ceiling skylight. Door to Utility, opening

PLAYROOM
Front aspect window.

UTILITY ROOM
18'2 x 7'5 (5.54m x 2.26m)
Space and plumbing for appliances, shleving, door to regard gardens.

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

FIRST FLOOR LANDING
Doors giving access to all Bedrooms, Bathrooms, loft access.

BEDROOM ONE
Westerly aspect window to front.

BEDROOM TWO
Rear aspect window.

BEDROOM THREE
Front aspect window.

BEDROOM FOUR
Front aspect window.

BATHROOM
Matching white suite, panel enclosed p-shaped bath with shower over, pedestal wash hand basin, W.C, rear aspect window.

BATHROOM
Modern suite, p-shaped bath with shower, W.C, wash hand basin with vanity unit, rear aspect wiondow.

OUTSIDE

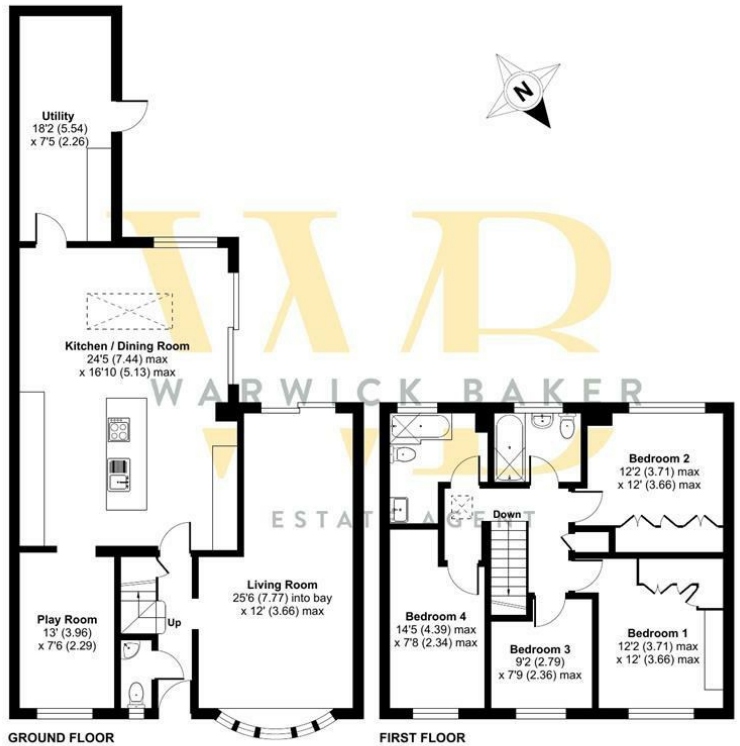
FRONT GARDEN
Laid to lawn with parking for two cars. Side access.

REAR GARDENS
Laid to lawn with area of patio and decking.

Fishermans Walk, Shoreham-by-Sea, BN43

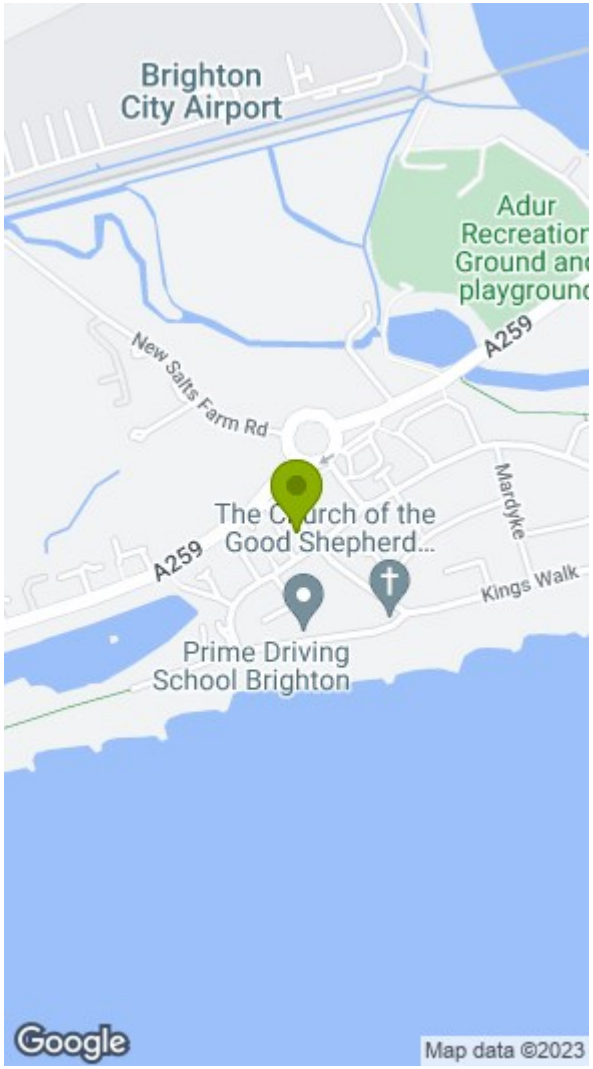
Approximate Area = 1657 sq ft / 153.9 sq m

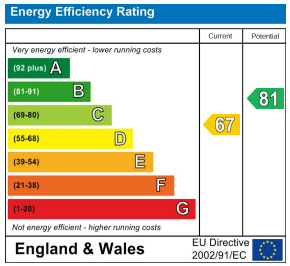
For identification only - Not to scale

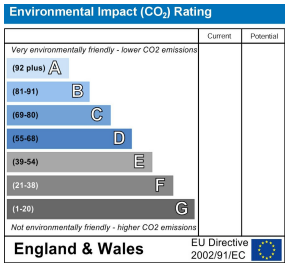


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 989402







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