1 Frampton Place | | Shoreham-By-Sea | BN43 5SF

WARWICK BAKER
ESTATE AGENT

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£695,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS DETACHED HOUSE WITHIN WALKING DISTANCE TO THE RIVER ADUR AND THE TOWN CENTRE, THIS IMPRESSIVE HOME COMBINES A SPACIOUS LIVING ROOM, LARGE FULLY FITTED KITCHEN/BREAKFAST ROOM, UTILITY ROOM, DINING ROOM, DOWNSTAIRS CLOAK ROOM, FAMILY BATHROOM, DRESSING ROOM AND EN-SUITE TO THE MASTER BEDROOM AND THREE FURTHER GENEROUSLY PROPORTIONED BEDROOMS TO CREATE A HIGHLY VERSATILE FAMILY HOME.
ARRANGED OVER TWO STOREYS WITH A STYLISH CLEAN LINE DESIGN SCHEME THAT DEMONSTRATES AN IMPRESSIVE ATTENTION TO DETAIL.

VIEWING IS ESSENTIAL TO APPRECIATE THIS FANTASTIC PROPERTY - 01273 461144

- DETACHED HOUSE
- 4 BEDROOMS
- 19' LOUNGE
- 18' KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DINING ROOM
- FAMILY BATHROOM
- EN-SUITE AND DRESSING ROOM TO MASTER BEDOOM
- OFF ROAD PARKING AND DOUBLE GARAGE
- 37' REAR GARDEN

Part Glazed Front Door Leading To L SHAPED ENTRANCE HALL
22' 6" in length, frosted double glazed windows to the front, double panel radiator, burglar alarm control panel, door to understairs storage cupboard, door to airing cupboard with slatted shelving, solid wood flooring.

Twin Georgian style glazed doors off entrance hall to:

LOUNGE
19'3 x 12'6 (5.87m x 3.81m)
having a dual aspect, double glazed wood framed windows to the front with plantation style shutters having a westerly aspect, double glazed windows with plantation style shutters to the rear having a northerly aspect, feature gas fire with stone surround and mantle, stone hearth, double panel radiator, twin part double glazed doors with plantation style shutters giving access to rear garden, solid wood flooring.

Georgian style glazed door off entrance hall to:

KITCHEN/BREAKFAST ROOM
18'9 x 9'6 (5.72m x 2.90m)
comprising quartz solid work top with inset 1 and 1/2 bowl stainless steel sink unit, contemporary style mixer tap, built in 'NEFF' dishwaher under with slow closing cupboards to the side, tiled splashback, matching adjacent quartz solid worktop to the side with inset 'BOSCH' 4 ring induction hob, slow closing drawers and cupboards under, tiled splashback, display shelf over with downlighting, built in integrated 'NEFF' fridge/freezer to the side, adjacent free standing unit with built twin in 'BOSCH' electric ovens, with range of slow closing drawers below, quartz solid work top over, floor to ceiling contemporary style radiator, LED downlighting, extractor fan, 'KARNDEAN' flooring.

Door off kitchen/breakfast room to:

UTILITY ROOM
6'6 x 5'6 (1.98m x 1.68m)
comprising worktop with inset stainless steel wash hand basin and mixer tap, storage cupboard under, space and plumbing for washing machine to the side, space for tumble dryer to the side, tiled splashback complimented by matching wall units over, single panel radiator, 'BAXI' gas fired boiler, 'KARNDEAN' flooring, part frosted double glazed door giving access to side passageway.

Door off entrance hall to:

DINING ROOM
9'9 x 9'6 (2.97m x 2.90m)
having a dual aspect, double glazed windows to the front having a favoured southerly aspect with plantation style shutters, double glazed windows to the side having a westerly aspect with plantation style shutters, single panel radiator, square opening giving access to the kitchen/breakfast room.

Door off entrance hall to:

DOWNSTAIRS CLOAKROOM
comprising low level wc, wall mounted wash hand basin, tiled splashback, single panel radiator.

STAIRCASE WITH BANNISTER AND SPINDLES TO LANDING
double glazed windows to the side with plantation style shutters having a westerly aspect, single panel radiator, access to loft storage space.

Door off landing to:

BEDROOM 1
13' x 10'3 (3.96m x 3.12m)
having a dual aspect, double glazed windows with plantation style shutters to the side having a westerly aspect, double glazed windows to the rear having a northerly aspect, single panel radiator.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM
being fully tiled, comprisin step in shower area with built in shower and rainfall style shower head, separate shower attachment, frosted glass shower screen, floating twin enamlled sink unit with twin contemporary style mixer taps, storage cupboard below, low level wc, laminate wood flooring, frosted double glazed windows.

Door off bedroom 1 to:

DRESSING ROOM
5'9 x 4'6 (1.75m x 1.37m)
with built in wardrobe with mirrored sliding door, hanging and shelving space, single panel radiator, double glazed window to the rear having a northerly aspect.

Door off landing to:

BEDROOM 2
10'3 x 9'9 (3.12m x 2.97m)
having a dual aspect, double glazed windows to the front with plantation style shutters having a southerly aspect, double glazed windows to the side having a westerly aspect, single panel radiator.

Door off landing to:

BEDROOM 3
10' x 9'6 (3.05m x 2.90m)
double glazed windows with plantation style shutters to the front having a southerly aspect, built in wardrobe with hanging and shelving space, single panel radiator.

Door off landing to:

BEDROOM 4
10'3 x 8' (3.12m x 2.44m)
with double glazed windows with plantation style shutters to the front having a westerly aspect, built in wardrobe with hanging and shelving space, single panel radiator.

Door off landing to:

FAMILY BATHROOM
being fully tiled, comprising panelled bath with contemporary style mixer tap, built in shower with separate shower attachment, glass shower screen, floating enamelled sink unit with contemporary style mixer tap, storage cupboard below, low level wc, heated hand towel rail, spot lighting, extractor fan, frosted double glazed windows, vinyl flooring.

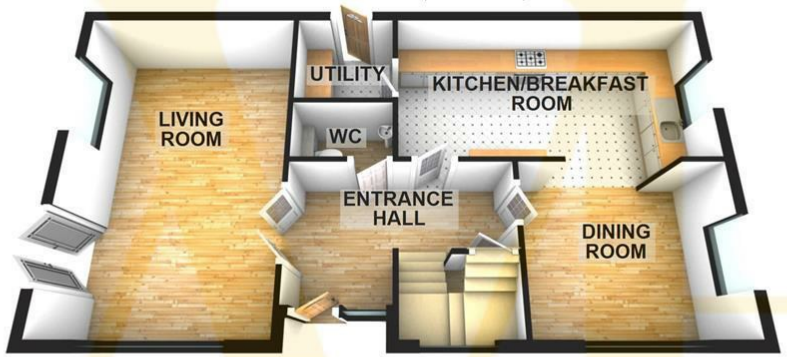
FRONT GARDEN
27' x 25' (8.23m x 7.62m)
mainly laid to brick hard standing with off road parking for two cars, enclosed by flower and shrub border, side gate leading to patio slab pathway to rear garden.

REAR GARDEN
37' x 25' (11.28m x 7.62m)
lower decked area, step up to raised astro turf area, further decked area to the side with hot tub, pergola, all enclosed by high walls and fencing.

DETACHED DOUBLE GARAGE
18' 9 x 8' (5.49m 2.74m x 2.44m)
with twin electric roller doors, power and lighting, lofted roof storage space, window to the front having a favoured southerly aspect, door giving access to rear garden.

GROUND FLOOR

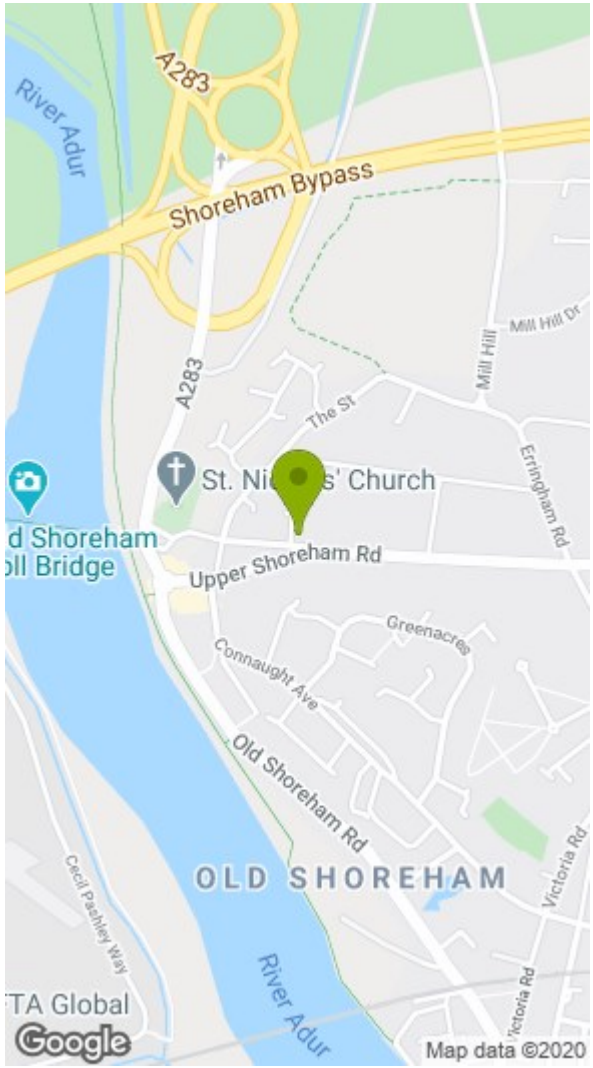
APPROX. 66.4 SQ. METRES (714.5 SQ. FEET)

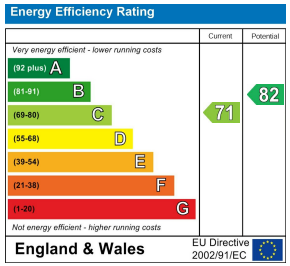


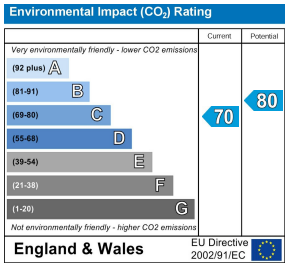
FIRST FLOOR

APPROX. 65.5 SQ. METRES (704.8 SQ. FEET)

TOTAL AREA: APPROX. 131.9 SQ. METRES (1419.2 SQ. FEET)







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

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