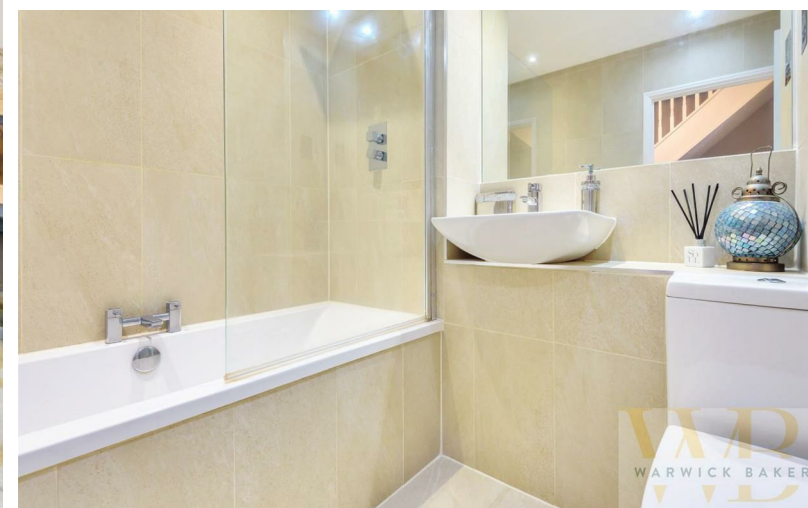




16 Sea Spray Avenue | | Shoreham-By-Sea | BN43 5PR



ESTATE AGENT



16 Sea Spray Avenue | | Shoreham-By-Sea | BN43 5PR

Offers In Excess Of £499,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS EXTREMELY WELL PRESENTED MID-TERRACE HOUSE BUILT CIRCA. 2006, LOCATED WITHIN 500 METRES OF SHOREHAM BEACH. THE PROPERTY BENEFITS FROM 3 DOUBLE BEDROOMS, 16' LIVING ROOM, MODERN WELL EQUIPPED KITCHEN, FAMILY BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, 32' REAR GARDEN AND 19' GARAGE . INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- THREE DOUBLE BEDROOMS
- FULLY TILED FAMILY BATHROOM
- IDEAL FAMILY HOME
- 16' LIVING ROOM
- EN-SUITE TO MAIN BEDROOM
- MODERN KITCHEN
- 32' REAR GARDEN
- GROUND FLOOR CLOAK ROOM
- 19' GARAGE

Part frosted double glazed front door leading to:

### ENTRANCE HALL

11'5" in length (3.5 in length)

Single panel radiator with shelf over, 'KARNDEAN' flooring.

Square opening off entrance hall to:

### KITCHEN

10'10" x 6'5" (3.32 x 1.97)

Being fully tiled, comprising 1 1/4 bowl sink unit with contemporary style brushed chrome mixer tap inset into granite effect work top, storage cupboard under, space and plumbing for washing machine to the side, complimented by matching wall unit over with down lighting, adjacent matching work top with inset 'HOTPOINT' gas four ring hob, 'HOTPOINT' double electric oven under, slow closing drawers to the side, built in 'BOSCH' slim line dishwasher to the side, storage cupboard to the side, complimented by matching wall units over with under counter lighting, built in extractor hood, further adjacent matching work top, storage cupboard under, complimented by matching wall unit over with under counter lighting, built in integrated 'BOSCH' fridge/freezer to the side, pull out shelving unit to the side, double glazed windows to the front having a westerly aspect, 'KARNDEAN' flooring, LED lighting.

Door off entrance hall to:

### CLOAKROOM

Comprising low level wc, wall mounted vanity unit with inset wash hand basin with contemporary style mixer tap, storage cupboard under, tiled wall with mirror, single panel radiator, frosted double glazed window, 'KARNDEAN' flooring, down lighting.

Door off entrance hall to:

### LIVING ROOM

16'7" x 13'5" (5.08 x 4.11)

Being 'L' shaped, double glazed windows and twin French doors to the rear having an easterly aspect, double panel radiator with radiator cover, 'KARNDEAN' flooring, door giving access to under stairs storage cupboard with space for tumble dryer.

Turning staircase with bannister and spindles up from entrance hall to:

### FIRST FLOOR LANDING

Door off first floor landing to:

### BEDROOM 2

13'6" x 10'8" (4.14 x 3.27)

Two sets of double glazed windows to the rear having an easterly aspect, built in double door wardrobe with hanging and shelving space, built in single door wardrobe with hanging and shelving space, double panel radiator with radiator cover.

Door off first floor landing to:

### BEDROOM 3

13'6" x 8'2" (4.13 x 2.50)

Being 'L' shaped, two sets of double glazed windows to the front having a westerly aspect, double panel radiator with radiator cover.

Door off first floor landing to:

### FAMILY BATHROOM

Being fully tiled, comprising bath with contemporary style mixer tap, built in shower with rainfall style shower head with separate shower attachment, glass shower screen, wall mounted wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, tiled flooring, extractor fan, LED down lighting.

Turning staircase with bannister and spindles up from first floor landing to:

### SECOND FLOOR LANDING

Double doors off landing to airing cupboard housing 'WORCESTER' gas fired combination boiler, door off giving access to storage cupboard.

Door off second floor landing to:

### BEDROOM 1

11'11" x 9'11" (3.65 x 3.03)

Double glazed windows to the front having a westerly aspect, built in double doored storage cupboard with shelving, built in double doored wardrobe with hanging and shelving space,

double panel radiator with radiator cover.

Door off bedroom 1 to:

### EN-SUITE SHOWER ROOM

Being fully tiled, comprising vanity unit with inset wash hand basin with contemporary style mixer tap, two storage cupboards under, low level wc, part sloping ceiling with 'VELUX' window, extractor fan, down lighting, tiled flooring, step in fully tiled shower cubicle with built in shower, rainfall style shower head with separate shower attachment, sliding shower door.

### REAR GARDEN

32'1" x 14'1" (9.79 x 4.31)

Having an easterly/southerly aspect, laid to decking with tilt and turn outside pergola, with astro turf area, enclosed by fencing to two sides, part frosted double glazed door off garden to:

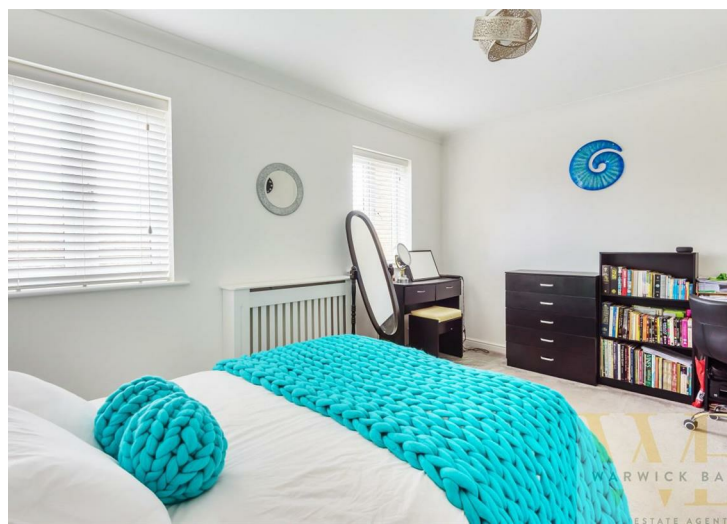
### GARAGE

19'4" x 8'7" (5.90 x 2.62)

With up and over door, power and lighting, lofted roof space.

### ESTATE MANAGEMENT CHARGE

There is an annual Estate Management Charge of approx. £180 per annum.

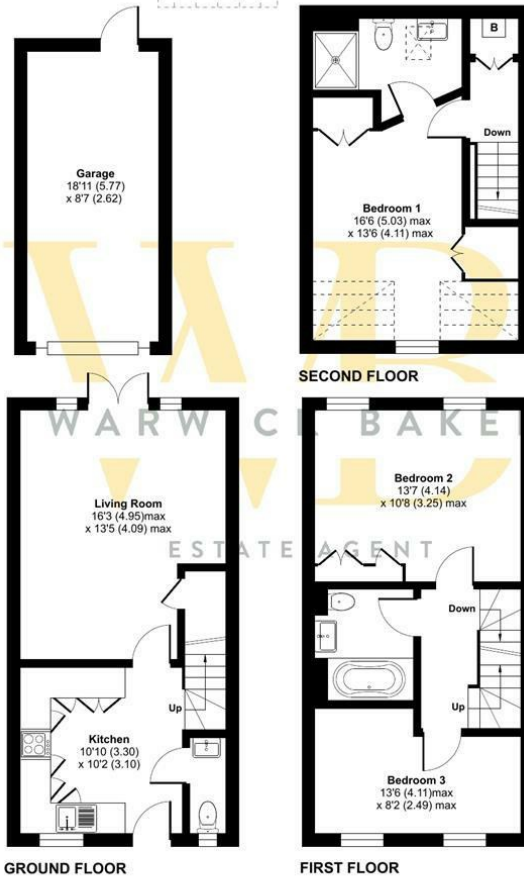


## Sea Spray Avenue, Shoreham-by-Sea, BN43

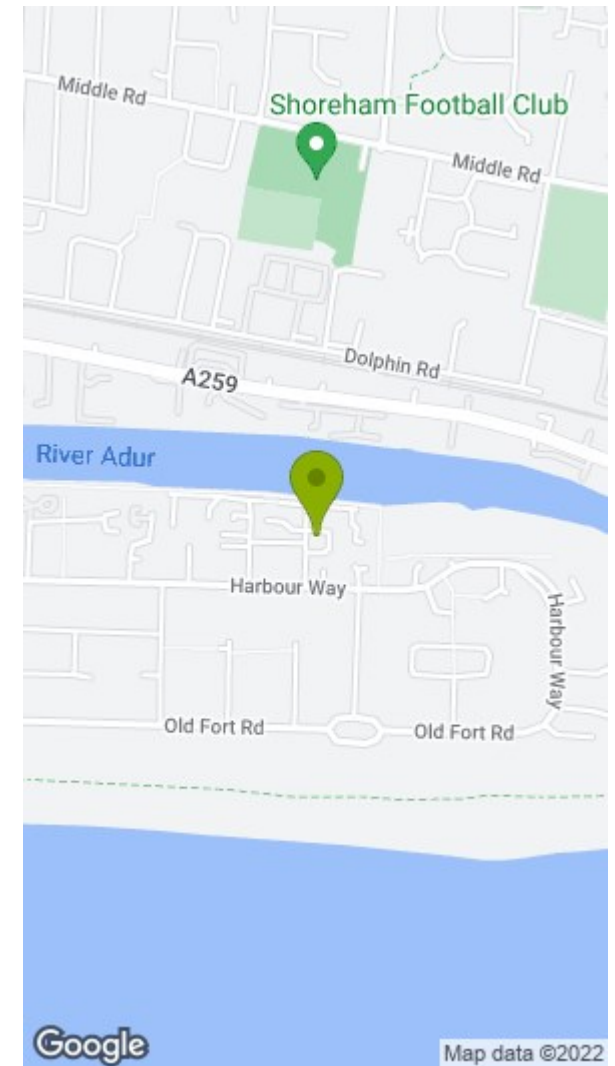
Approximate Area = 1144 sq ft / 106 sq m (includes garage)  
 Limited Use Area(s) = 40 sq ft / 4 sq m  
 Total = 1184 sq ft / 110 sq m  
 For identification only - Not to scale



Denotes restricted head height



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 894658



### 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>93</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	