13 Benbow Close | | Shoreham-By-Sea | BN43 5RY

WARWICK BAKER
ESTATE AGENT

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£450,000

*** £450,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SEMI-DETACHED HOUSE, LOCATED ON SHOREHAM BEACH WITHIN 500 METRES OF THE FOOTBRIDGE. THE PROPERTY IS IN NEED OF UPDATING THROUGHOUT AND BENEFITS FROM AN ENTRANCE VESTIBULE, THREE DOUBLE BEDROOMS, LOUNGE THROUGH DINING ROOM, KITCHEN, CONSERVATORY ROOM, FULLY TILED BATHROOM, FRONT GARDEN, 25' SOUTH FACING REAR GARDEN, INTEGRAL GARAGE AND OFF ROAD PARKING SPACE. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE VESTIBULE
- THREE DOUBLE BEDROOMS
- 20' LOUNGE THROUGH DINING ROOM
- KITCHEN
- CONSERVATORY ROOM
- FULLY TILED BATHROOM
- ROOF TERRACE
- FRONT GARDEN
- 25' SOUTH FACING REAR GARDEN
- GARAGE + OFF ROAD PARKING SPACE

Part leaded frosted double glazed front door leading to:

ENTRANCE VESTIBULE
4'11" x 4'4" (1.51 x 1.33)
Two cloaks hanging areas.

Georgian style glazed door off entrance vestibule to:

LOUNGE THROUGH DINING ROOM
20'9" x 14'3" (6.34 x 4.35)
Being ' L ' shaped, double glazed windows to the front having views of The River Adur and The South Downs, double glazed window and sliding double glazed patio door to the rear having a favoured southerly aspect, feature wood fireplace surround and mantle, inset gas fire, double panelled radiator, single panel radiator.

Sliding Georgian style glazed door off lounge through dining room to:

KITCHEN
11'7" x 8'8" (3.54 x 2.65)
Comprising stainless steel sink unit inset into granite effect work top, storage cupboards under, space and plumbing for washing machine to the side, tiled splash back, matching adjacent work top with range of drawers and cupboards under, tiled splash back, complimented by matching wall units over, further adjacent matching work top to the side, storage cupboard under, tiled splash back, space for cooker to the side, single panel radiator, double glazed windows to the rear having a favoured southerly aspect.

Frosted double glazed door off kitchen to:

CONSERVATORY ROOM
9'5" x 7'2" (2.89 x 2.20)
Being of part brick construction, double glazed windows to the rear having a favoured southerly aspect, double glazed windows and patio door to the side having an easterly aspect, lofted roof space.

Turning staircase with two handrails up from lounge/dining room to:

LANDING
Door giving access to storage cupboard housing ' WORCESTER ' wall mounted gas fired combination boiler, slatted shelving, single panel radiator, access to loft storage space.

Door off landing to:

BEDROOM 1
11'5" x 10'11" (3.50 x 3.33)
Double glazed windows to the front having views of The River Adur and The South Downs, single panel radiator.

Door off landing to:

BEDROOM 2
10'11" x 8'11" (3.33 x 2.74)
Double glazed windows to the rear having a favoured southerly aspect, single panel radiator, two built in double doored wardrobes with hanging and shelving space, double doored storage cupboards over.

Door off landing to:

BEDROOM 3
11'8" x 8'5" (3.56 x 2.58)
Double glazed windows to the front having views of The River Adur and The South Downs, single panel radiator.

Double glazed patio door giving access to:

ROOF TERRACE
9'2" x 8'2" (2.80 x 2.50)
Having views of The River Adur and The South Downs, enclosed by steel handrail/balustrade.

Door off landing to:

FAMILY BATHROOM
10'5" x 5'6" (3.19 x 1.70)
Being fully tiled, comprising panel bath with three hand grips, mixer tap, independent ' TRITON T80SI ' wall mounted shower unit with separate shower attachment, pedestal wash hand basin with hot and cold taps, low level wc, two sets of frosted double glazed windows, single panel radiator.

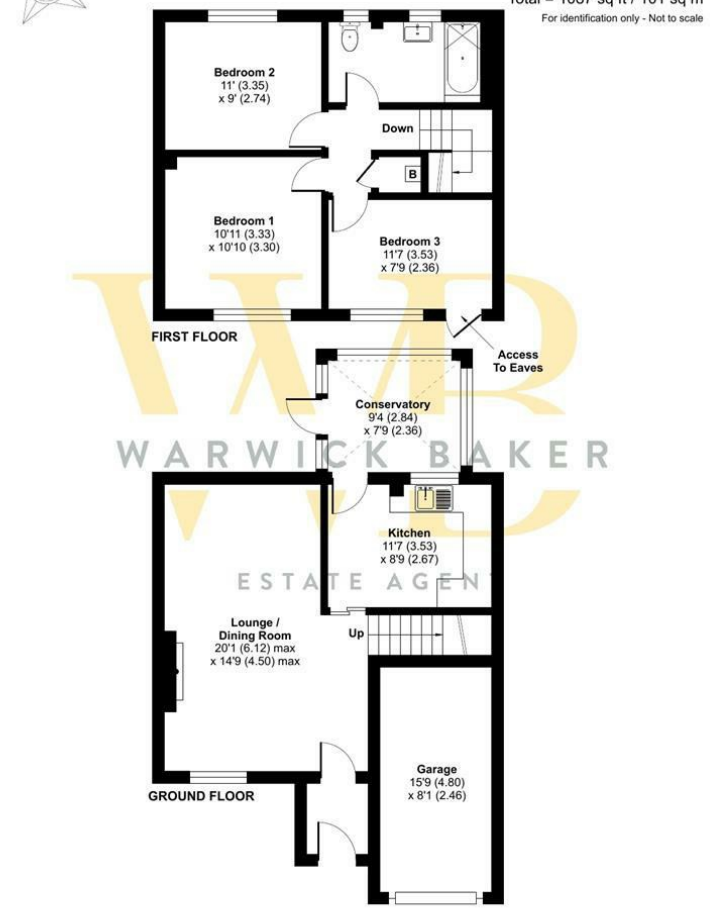
FRONT GARDEN
With raised patio area, off road parking space.

GARAGE
With up and over door.

REAR GARDEN
25'3" x 22'11" (7.70 x 7.00)
Being ' L ' shaped having a favoured southerly aspect, laid to patio, enclosed by fencing.

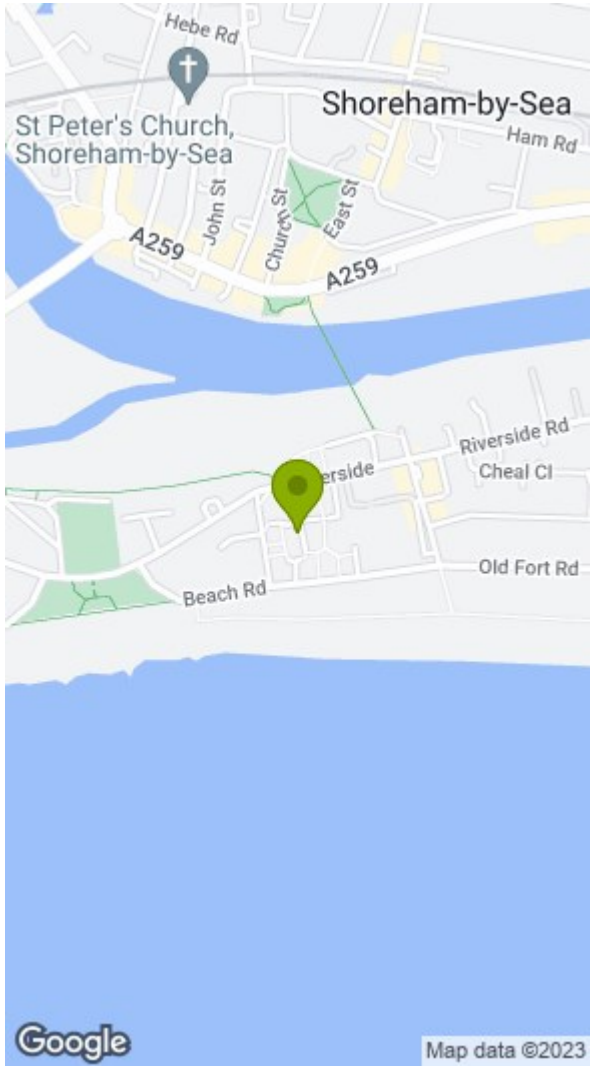
Benbow Close, Shoreham-by-Sea, BN43

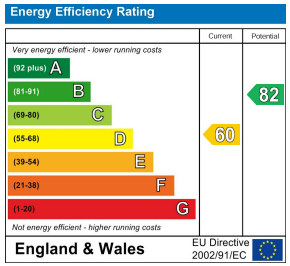
Approximate Area = 963 sq ft / 89.5 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 1087 sq ft / 101 sq m
For identification only - Not to scale

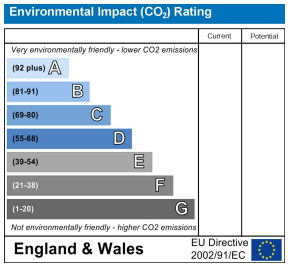


Certified Property Measurer

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: 1067988







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