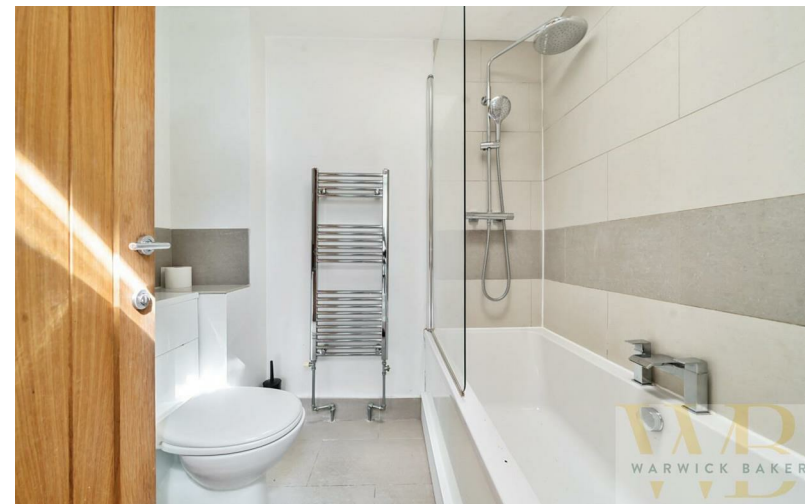




214 Harbour Way | | Shoreham-By-Sea | BN43 5HZ





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£469,995

\*\*\* £469,995 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE TOWN HOUSE, LOCATED WITH 100 METRES OF THE FORESHORE ON SHOREHAM BEACH. THE PROPERTY BENEFITS FROM ENTRANCE HALL, FOUR BEDROOMS, 17' LOUNGE WITH RIVER VIEWS, 17' KITCHEN/BREAKFAST ROOM, GROUND FLOOR SHOWER ROOM, FAMILY BATHROOM, FRONT OFF ROAD PARKING SPACE AND 35' WEST FACING REAR SPLIT LEVEL PATIO GARDEN. NO ONWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL + INNER HALL
- 17' KITCHEN/BREAKFAST ROOM
- NO ONWARD CHAIN

- GROUND FLOOR SHOWER ROOM
- FAMILY BATHROOM
- IDEAL FAMILY HOUSE OR BUY TO LET INVESTMENT

- FOUR BEDROOMS
- 35' WEST FACING SPLIT LEVEL PATIO GARDEN

- 17' LOUNGE WITH RIVER AND HARBOUR VIEWS
- OFF ROAD PARKING SPACE

Part frosted double glazed front door leading to:

### ENTRANCE HALL

16'0" in length (4.89 in length)

Double panelled radiator, laminate wood flooring.

Door off entrance hall to:

### BEDROOM 4

13'10" x 7'8" (4.23 x 2.35)

Double glazed windows to the front having an easterly aspect, single panel radiator, hardwood flooring, built in triple doored wardrobe with hanging and shelving space, door giving access to storage cupboard housing gas meter.

Step up from entrance hall to:

### INNER HALL

10'3" in length (3.13 in length)

Single panel radiator, laminate wood flooring, spot lighting, door giving access to under stairs storage cupboard housing electric meter.

Door off inner hall to:

### GROUND FLOOR SHOWER ROOM

Comprising low level wc, wall mounted sink unit with contemporary style mixer tap, double doored storage cupboard under, heated hand towel rail, built in shelving, spotlighting, extractor fan, step in fully tiled shower cubicle with built in shower with separate shower attachment, sliding shower screen.

Door off inner hall to:

### BEDROOM 3

11'10" x 9'0" (3.63 x 2.75)

Double glazed windows to the rear having a westerly aspect, single panel radiator, laminate wood flooring.

Turning staircase up from inner hall to:

### FIRST FLOOR LANDING

Laminate wood flooring, borrowed light from the lounge and kitchen/breakfast room.

Part glazed door off first floor landing to:

### KITCHEN/BREAKFAST ROOM

17'6" x 11'11" (5.35 x 3.64)

Being 'L' shaped, comprising 1 1/4 bowl UPVC sink unit with mixer tap inset into wood effect worktop, range of slow closing drawers and cupboards under, built in integrated 'LAMONA' dishwasher to the side, double display wine rack to the side, matching wood effect backsplash with tiling over, matching adjacent wood effect worktop with inset four ring stainless steel gas hob, built in electric oven under, range of slow closing storage drawers and cupboards to the side, matching wood effect backsplash with tiling over, stainless steel and glass extractor hood over, complimented by matching wall units to either side, storage cupboard to the side housing 'GLOW WORM' gas fired combination boiler, two seater matching breakfast bar to the side, larder style storage cupboard to the side with shelving, double panelled radiator, laminate wood flooring, double glazed windows to the rear having a westerly aspect, spotlighting.

Opening off kitchen/breakfast room to:

### LOUNGE

17'7" x 15'7" (5.36 x 4.77)

Being of irregular shape, double glazed windows to the front having an easterly aspect with views of The River Adur and The South Downs, views of Shoreham Harbour, glimpses of The English Channel and along the coast to Brighton, double panelled radiator, laminate wood flooring.

Part glazed door off lounge to staircase up to:

### SECOND FLOOR LANDING

Single panel radiator, laminate wood flooring, skylight.

Door off second floor landing to:

### BEDROOM 1

15'11" x 11'9" (4.87 x 3.60)

Double glazed windows to the front having an easterly aspect with views of The River Adur and The South Downs, views of Shoreham Harbour, glimpses of The English Channel and along the coast to Brighton, single panel radiator, range of four double mirrored doored wardrobes with hanging and shelving space, dressing table to the side with double mirrored doored storage unit over, four further single mirror doored wardrobes

with shelving, laminate wood flooring.

Door off second floor landing to:

### BEDROOM 2

11'11" x 8'7" (3.64 x 2.63)

Double glazed windows to the rear having a westerly aspect, single panel radiatore, laminate wood flooring, built in double doored wardrobe with slatted shelving.

Door off second floor landing to:

### FAMILY BATHROOM

Comprising panel bath with contemporary style mixer tap, built in shower with rainfall style shower head and separate shower attachment, glass shower screen, vanity unit with inset wash hand basin with contemporary style mixer tap, two drawers and three doored storage cupboards under, heated hand towel rail, low level wc, tiled flooring, spotlighting, skylight.

Sliding double glazed patio door off bedroom 3 to:

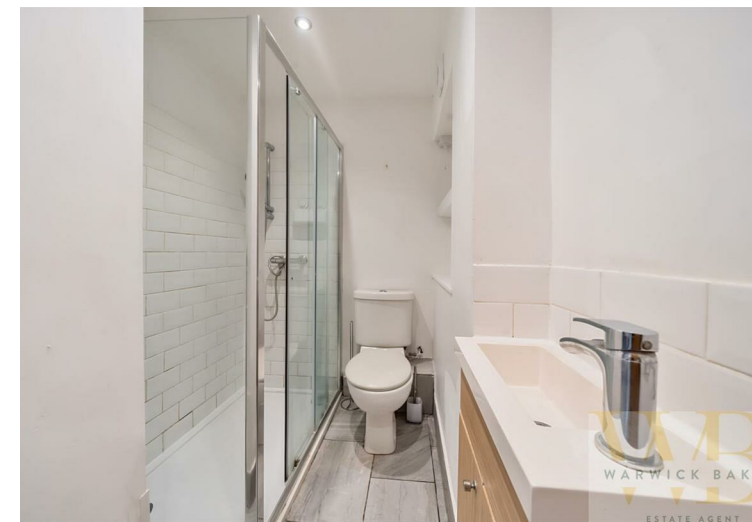
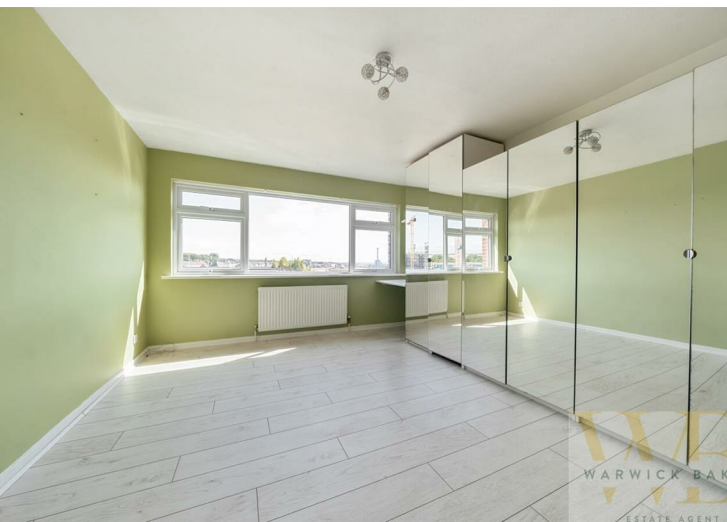
### SPLIT LEVEL REAR GARDEN

35'1" x 11'7" (10.71 x 3.54)

Having a westerly aspect, lower area laid to patio slabs enclosed by high walls, two steps up to area laid to patio enclosed by high walls and fencing, rear gate.

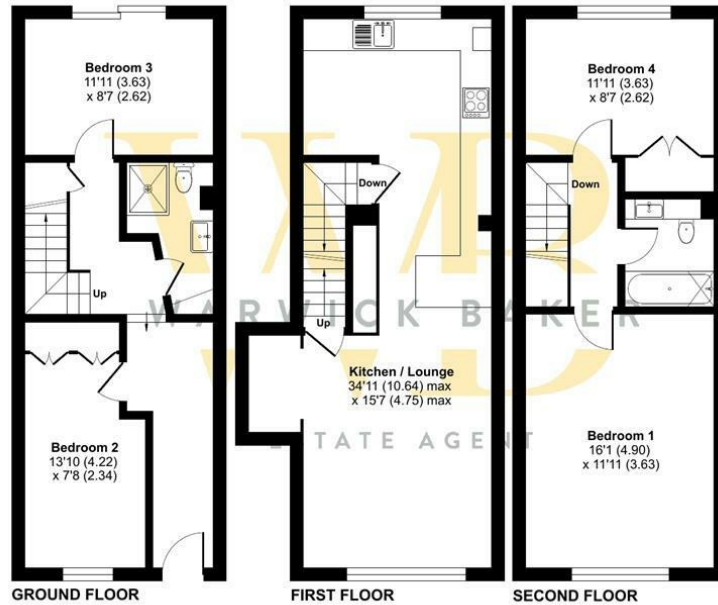
### FRONT AREA

Laid to hardstanding with off road parking.

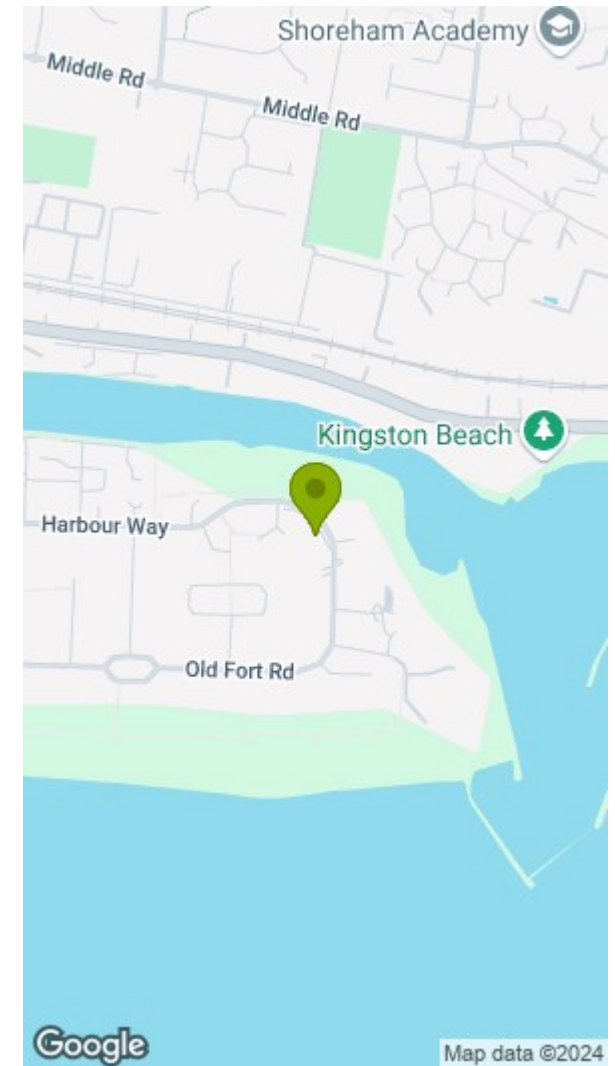


# Harbour Way, Shoreham-by-Sea, BN43

Approximate Area = 1282 sq ft / 119.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1175919



## 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			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</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	