



16 Anchor Close | | Shoreham-By-Sea | BN43 5BY





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£499,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS TERRACED TOWN HOUSE BUILT CIRCA. 2000, LOCATED IN QUIET LOCATION IN A CUL-DE-SAC. THE PROPERTY BENEFITS FROM FOUR DOUBLE BEDROOMS, LOUNGE WITH RIVER VIEWS, KITCHEN/BREAKFAST ROOM, LOUNGE/OFFICE, GROUND FLOOR CLOAKROOM, FAMILY BATHROOM, EN-SUITE SHOWER ROOM TO MAIN BEDROOM, 56' SOUTH FACING REAR GARDEN, GARAGE AND PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- 4 DOUBLE BEDROOMS
- 16' LOUNGE
- KITCHEN/BREAKFAST ROOM
- LOUNGE/OFFICE
- GROUND FLOOR CLOAKROOM
- FAMILY BATHROOM
- EN-SUITE SHOWER TO MAIN BEDROOM
- 56' SOUTH FACING REAR GARDEN
- GARAGE + PARKING SPACE
- IDEAL FAMILY HOME

Part double glazed front door leading to:

KITCHEN/BREAKFAST ROOM

12'5" x 12'5" (3.79 x 3.79)

Comprising stainless steel sink unit with hot and cold water mixer tap, individual cold water filter tap, inset into granite effect work top with pine doored storage cupboard under, space and plumbing for washing machine to the side, space and plumbing for dishwasher to the side, tiled splash back, pine doored storage cupboard over housing FelT pure 'VAILLANT' boiler, double pined doored storage cupboard to the side with shelving, adjacent matching granite effect work top with inset 'CREDA' gas four ring hob, built in 'CREDA' double electric oven under, range of pine drawers and storage cupboards to the side, tiled splash back, complimented by matching pine doored storage cupboards over with integrated extractor hood, built in integrated fridge/freezer to the side, double glazed windows to the front with views of The River Adur and glimpses of The South Downs, vinyl flooring, spot lighting.

Door off kitchen/breakfast room to:

INNER HALL

Laminate wood flooring.

Door off inner hall to:

LOUNGE/OFFICE

12'5" x 11'10" (3.80 x 3.63)

Double glazed windows and part double glazed door to the rear having a favoured southerly aspect, double panelled radiator, laminate wood flooring, door giving access to under stairs storage cupboard housing electric meter and electric trip switches. (gas meter is outside the front door) laminate wood flooring.

Door off inner hall to:

CLOAK ROOM

Being part tiled to dado height, comprising low level wc, double doored storage cupboard over, pedestal wash hand basin with hot and cold taps, laminate wood flooring.

Turning staircase with banister and spindles up from inner hall to:

FIRST FLOOR LANDING

laminate wood flooring, spot lighting.

Door off first floor landing to:

BEDROOM 1

16'0" x 12'5" (4.89 x 3.80)

Double glazed windows and twin double glazed French doors giving access to Juliette balcony to the front, with direct views of The River Adur and The South Downs, views of Lancing College, double panelled radiator, single panel radiator.

Door off first floor landing to:

BEDROOM 2

12'7" x 9'0" (3.84 x 2.75)

Two sets of double glazed windows with secondary glazing to the rear having a favoured southerly aspect, single panel radiator.

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

SECOND FLOOR LANDING

Access to loft storage space (partially boarded) with loft ladder, door giving access to airing cupboard housing 'VAILLANT' uniStor hot water tank and 'VAILLANT' control centre (movable wall control with an app to use on mobile phones).

Door off second floor landing to:

BEDROOM 3

12'5" x 8'11" (3.80 x 2.72)

Being 'L' shaped, two sets of double glazed windows with secondary glazing to the front, with direct views of The River Adur and The South Downs, views of Lancing College, built in triple doored wardrobe with hanging and shelving space, single panel radiator.

Door off bedroom 3 to:

EN-SUITE SHOWER ROOM

Being part tiled, comprising pedestal wash hand basin with hot and cold taps, low level wc, heated hand towel rail, extractor

fan, step in fully tiled shower cubicle with built in powered with water pump shower with separate shower attachment, folding shower door.

Door off second floor landing to:

BEDROOM 4

12'11" x 9'3" (3.95 x 2.82)

Being 'L' shaped, two sets of double glazed windows with secondary glazing to the rear having a favoured southerly aspect, built in triple doored wardrobe with hanging and shelving space, single panel radiator.

Door off second floor landing to:

BATHROOM

Being part tiled, comprising panel bath with hot and cold taps, twin hand grips, built in shower powered with water pump with separate shower attachment, folding shower screen, pedestal wash hand basin with hot and cold taps, low level wc, single panel radiator, extractor fan.

REAR GARDEN

56'9" x 13'10" (17.3 x 4.24)

Having a favoured southerly aspect, laid to wood decking, patio slab area, two raised flower and shrub areas with tropical plants, timber built shed with power and lighting, outdoor water tap, all enclosed by fencing to three sides, rear gate giving access to:

GARAGE

With up and over door, power and lighting, lofted roof space, parking space to the front.

ESTATE MANAGEMENT CHARGE

There is an annual Estate Management charge of £150 per annum.



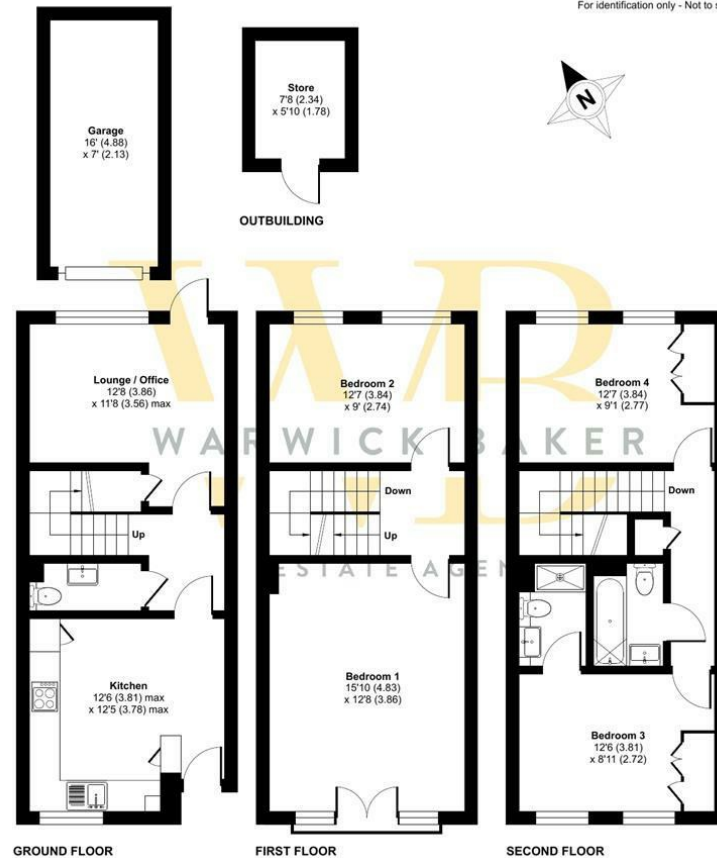
Anchor Close, Shoreham-by-Sea, BN43

Approximate Area = 1303 sq ft / 121 sq m (includes garage)

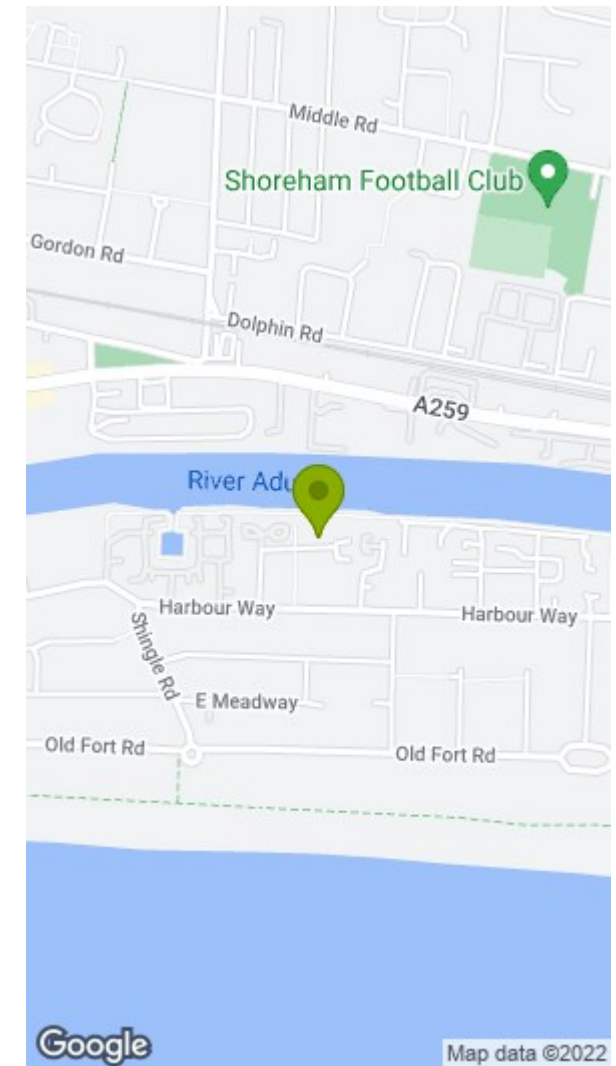
Outbuilding = 45 sq ft / 4 sq m

Total = 1348 sq ft / 125 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). © richcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 880968



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