



3 Hopewell Close | | Shoreham-By-Sea | BN43 5PN





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Offers In Excess Of £550,000

*** O.I.E.O £550,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE TOWN HOUSE. THE PROPERTY BENEFITS FROM THREE DOUBLE BEDROOMS, SPACIOUS OPEN PLAN LOUNGE/DINER WITH RIVER VIEWS, MODERN KITCHEN/BREAKFAST ROOM, GROUND FLOOR CLOAKROOM, FAMILY BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, SOUTH FACING REAR GARDEN, FRONT AREA WITH RIVER VIEWS AND GARAGE IN COMPOUND WITH SEPARATE PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- THREE DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/DINING ROOM
- MODERN KITCHEN/BREAKFAST ROOM
- GROUND FLOOR CLOAK ROOM
- FAMILY BATHROOM
- EN-SUITE SHOWER ROOM
- FRONT AREA WITH RIVER VIEWS
- SOUTH FACING REAR GARDEN
- GARAGE IN COMPOUND
- NO UPWARD CHAIN

Part double glazed front door leading to:

LOUNGE THROUGH DINING ROOM

27'6" x 15'1" (8.40 x 4.62)

Part frosted double glazed windows to the front with views of the River Adur and glimpses of The South Downs, two double panelled radiators, 'KARNDEAN' flooring, spot lighting.

Opening off lounge/dining room to:

KITCHEN/BREAKFAST ROOM

12'4" x 9'8" (3.77 x 2.95)

Comprising free standing island with inset 1 1/4 bowl stainless steel sink unit, with contemporary style mixer tap, inset into granite effect work top, slow closing drawers and cupboards under, built in 'ELECTRIC' dishwasher to the side, built in integrated 'HOOVER' washing machine to the side, display wine rack, two seater breakfast bar, matching granite effect work top with inset induction hob, slow closing drawers and cupboards under, tiled splash back, complimented by matching wall units over with LED lighting, integrated extractor hood, built in 'HOTPOINT' double electric oven to the side, built in 'HOTPOINT' microwave over, storage cupboard over, floor to ceiling contemporary style mirrored radiator, canopied roof light, LED down lighting, 'KARNDEAN' flooring, double glazed windows to the rear having a favoured southerly aspect.

Door off lounge/dining room to:

CLOAK ROOM

Comprising low level wc, pedestal wash hand basin with hot and cold taps, tiled splash back, single panel radiator, frosted double glazed window, 'KARNDEAN' flooring, LED down lighting, wall mounted electric trips switches.

Door off lounge/dining room to:

UNDERSTAIRS STORAGE CUPBOARD

Wall mounted shoe storage cupboard, shelving over, 'KARNDEAN' flooring, spot light.

Turning staircase with bannister and spindle up from lounge/dining room to:

FIRST FLOOR LANDING

Spot lighting.

Door off first floor landing to:

BEDROOM 2

14'11" x 10'3" (4.57 x 3.14)

Two sets of double glazed windows to the rear having a favoured southerly aspect, radiator and cover, two sets of built in double doored wardrobes with hanging and shelving space.

Door off first floor landing to:

BEDROOM 3

15'0" x 8'5" (4.59 x 2.59)

Being 'L' shaped, two sets of double glazed windows to the front with views of The River Adur and The South Downs, single panel radiator.

Door off first floor landing to:

FAMILY BATHROOM

Being part tiled, comprising panel bath with twin hand grips, antique style mixer tap with rainfall style shower head and separate shower attachment, shower rail and curtain, pedestal wash hand basin with hot and cold taps, low level wc, heated hand towel rail, vinyl flooring, LED downlighting, extractor fan.

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

SECOND FLOOR LANDING

Access to loft storage space, LED down lighting.

Double doors off second floor landing to:

AIRING CUPBOARD

Floor standing 'POTTERTON' gas fired combination boiler, slatted shelving.

Door off airing cupboard to:

WALK IN WARDROBE

15'1" x 3'8" (4.60 x 1.13)

Cloaks hanging rail, spot lighting.

Door off second floor landing to:

BEDROOM 1

14'11" x 14'10" (4.57 x 4.54)

Being of irregular shape, double glazed windows to the front

with direct views of The River Adur and The South Downs, two built in double doored wardrobes with hanging and shelving space, further built in double doored wardrobe with hanging space, double panelled radiator, spot lighting.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM

Comprising pedestal wash hand basin with hot and cold taps, low level wc, single panel radiator, part lofted roof space with 'VELUX' window, vinyl flooring, extractor fan, LED down lighting, step in fully tiled shower cubicle, built in shower with separate shower attachment, folding shower doors.

Twin double glazed patio doors off kitchen/breakfast to:

REAR GARDEN

23'3" x 14'9" (7.11 x 4.50)

Having a favoured Southerly aspect, laid to astro turf, patio area, raised decked area, enclosed by walls with trellising on two sides, fencing to one side, side gate giving access to passageway.

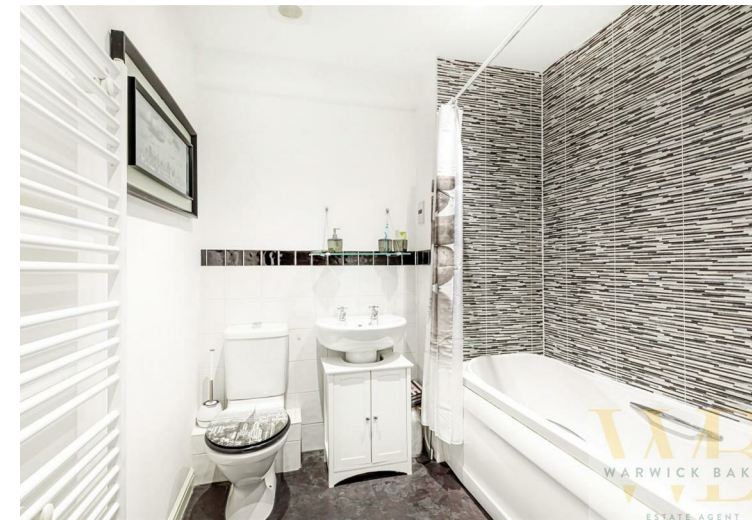
GARAGE IN COMPOUND

19'2" x 8'5" (5.85 x 2.58)

Power and lighting, secure steel doors.

OUTGOINGS

There is an annual management charge of £399.42.





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

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