Kingfisher 233a, Harbour Way | | Shoreham-By-Sea | BN43
6UZ

WARWICK BAKER
ESTATE AGENT

Kingfisher 233a, Harbour Way | | Shoreham-By-Sea | BN43 5HZ

£750,000

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Warwick Baker Estate Agents are thrilled to present this exquisite link detached residence, meticulously designed by an architect and completed in 2023. Set just 100 metres from the stunning Shoreham Foreshore, this exceptional property offers effortless access to the vibrant town centre and railway station, with London-Victoria reachable in a mere 80 minutes via a nearby footbridge just 1500 metres away.

As you step inside, you're greeted by a grand 20-foot entrance hall that sets the tone for this sophisticated home. The property features four generously sized double bedrooms, ensuring ample space for family and guests. The impressive 20-foot dual aspect lounge is a true highlight, flooded with natural light and perfect for both relaxing and entertaining.

- FOUR DOUBLE BEDROOMS
- GROUND FLOOR CLOAKROOM
- 37' REAR GARDEN
- 20' LOUNGE
- MODERN FAMILY BATHROOM
- NO UPWARD CHAIN
- MODERN KITCHEN/BREAKFAST ROOM
- MODERN EN-SUITE TO THE MASTER BEDROOM
- UTILITY ROOM
- OFF ROAD PARKING FOR THREE VEHICLES + INTEGRAL GARAGE

Front door leading to:

ENTRANCE HALL
20'4" x 10'4" being ' t ' shaped (6.22 x 3.16 being ' t ' shaped)
' AMTICO ' flooring with underfloor heating, oak door giving access to under stairs storage cupboard, oak door giving access to storage cupboard with hanging and shelving space, LED downlighting.

Oak door off entrance hall to:

LOUNGE OPEN PLAN KITCHEN/BREAKFAST ROOM

LOUNGE
20'3" x 16'0" (6.19 x 4.90)
Having a dual aspect, anodised aluminium double glazed windows to the side, anodised aluminium double glazed window and bi-fold doors to the rear having an easterly aspect, ' AMTICO ' flooring with underfloor heating.

Opening off lounge to:

KITCHEN/BREAKFAST ROOM
20'4" x 9'7" (6.21 x 2.93)
Comprising ' CORIAN ' style worktop with inset ' ELICA TESLA ' four ring induction hob with inset extractor, range of slow closing drawers and cupboards under with integrated bin, matching ' CORIAN ' style backsplash, complemented by matching wall units over, built in ' BOSCH ' electric oven to the side, ' BOSCH ' microwave/oven over, storage cupboard over, drawers under, larder style cupboard to the side, free standing ' CORIAN ' style three seater breakfast bar with inset sink with contemporary chef's style mixer tap, storage cupboard under, built in ' BOSCH ' dishwasher to the side, wine cooler to the side, pull out spice rack drawers to the side, ' AMTICO ' flooring with underfloor heating, anodised aluminium double glazed window and bi-fold doors to the rear having an easterly aspect, recessed area with ' SAMSUNG ' American style fridge/freezer, sky light, LED downlighting.

Oak door off kitchen/breakfast room to:

UTILITY ROOM
7'9" x 5'3" (2.37 x 1.61)
Comprising ' CORIAN ' style worktop with inset stainless steel sink unit with contemporary style mixer tap, range of slow closing storage cupboards under, space and plumbing for washing machine and tumble dryer to the side, storage cupboards below, display shelf over, ' AMTICO ' flooring with underfloor heating, LED downlighting, extractor fan, skylight.

Oak door off utility room to:

INTEGRAL GARAGE
13'5" x 11'5" (4.10 x 3.49)
With electric sectional garage door, power and lighting, ' INVACYL ' pressurised hot water cylinder, trip switches, ' VAILLANT ' wall mounted gas fired boiler.

Oak door off entrance hall to:

RECEPTION ROOM/BEDROOM 5
13'4" x 9'6" (4.08 x 2.92)

SEPARATE CLOAKROOM
Comprising contemporary style vanity unit with built in sink unit with mixer tap, double doored storage cupboard under, storage cupboard to the side, low level wc to the side, ' AMTICO ' flooring with underfloor heating, frosted anodised aluminium double glazed windows, LED downlighting, extractor fan.

Turning staircase with oak and glass bannister up from entrance hall to:

LANDING
Part sloping ceiling with ' VELUX ' window, LED downlighting.

Oak door off landing to:

BEDROOM 1
13'8" x 10'1" (4.18 x 3.08)
Anodised aluminium double glazed windows to the rear having an easterly aspect with views of Shoreham Harbour, contemporary style radiator, part sloping ceiling with ' VELUX ' window, LED downlighting.

Oak door off landing to:

EN-SUITE SHOWER ROOM
Comprising contemporary style vanity unit with built in sink unit with mixer tap, double doored storage cupboard under, low level wc to the side, marble effect backsplash, heated hand towel rail, part sloping ceiling with ' VELUX ' window, LED downlighting, extractor fan, step in shower cubicle with marble effect walls, built in shower with rainfall style shower head with separate shower attachment, glass shower door.

Oak door off landing to:

BEDROOM 2
18'8" x 9'9" (5.71 x 2.98)
Anodised aluminium double glazed windows to the rear having an easterly aspect with views of Shoreham Harbour, contemporary style radiator, part sloping ceiling with ' VELUX ' window, LED downlighting.

Oak door off landing to:

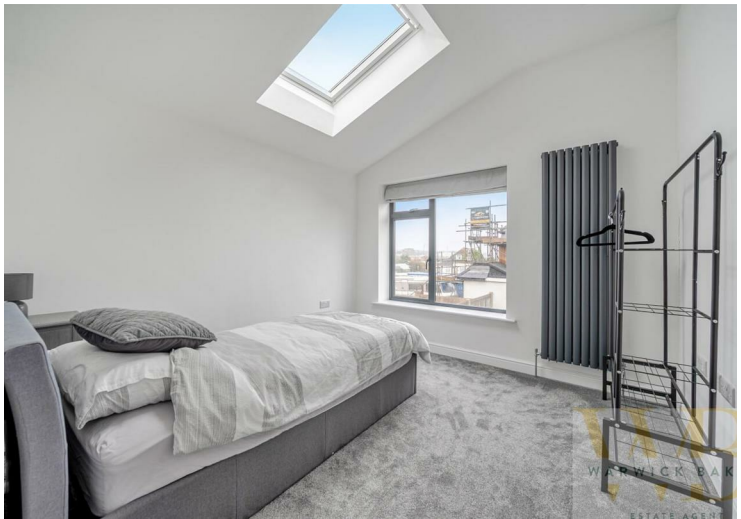
BEDROOM 3
15'11" x 10'3" (4.87 x 3.14)
Anodised aluminium double glazed windows to the front having a westerly aspect, double panelled radiator, sloping ceiling with ' VELUX ' window, LED downlighting.

Oak door off landing to:

BEDROOM 4
13'4" x 9'6" (4.08 x 2.92)
Anodised aluminium double glazed windows to the front having a westerly aspect, contemporary style radiator, part sloping ceiling with ' VELUX ' window, LED downlighting.

Oak door off landing to:

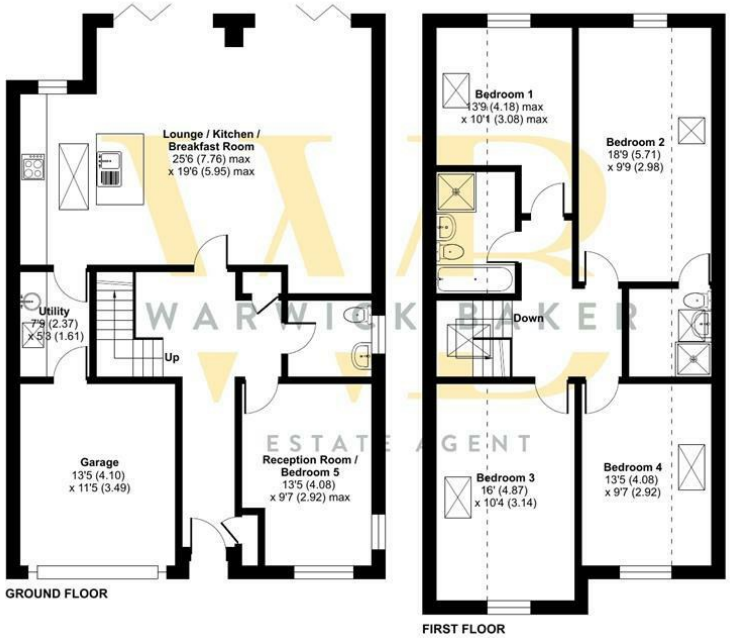
FAMILY BATHROOM
Comprising panel bath with mixer tap with separate shower attachment, marble effect backsplash, contemporary style vanity unit with built in sink unit with mixer tap, double doored storage cupboard under, low level wc to the side, heated hand towel rail, ' AMTICO ' flooring with underfloor heating, part sloping ceiling with ' VELUX ' window, LED downlighting, extractor fan, step in shower cubicle with marble effect walls, built in shower with rainfall style shower head with separate shower attachment, sliding glass shower door.



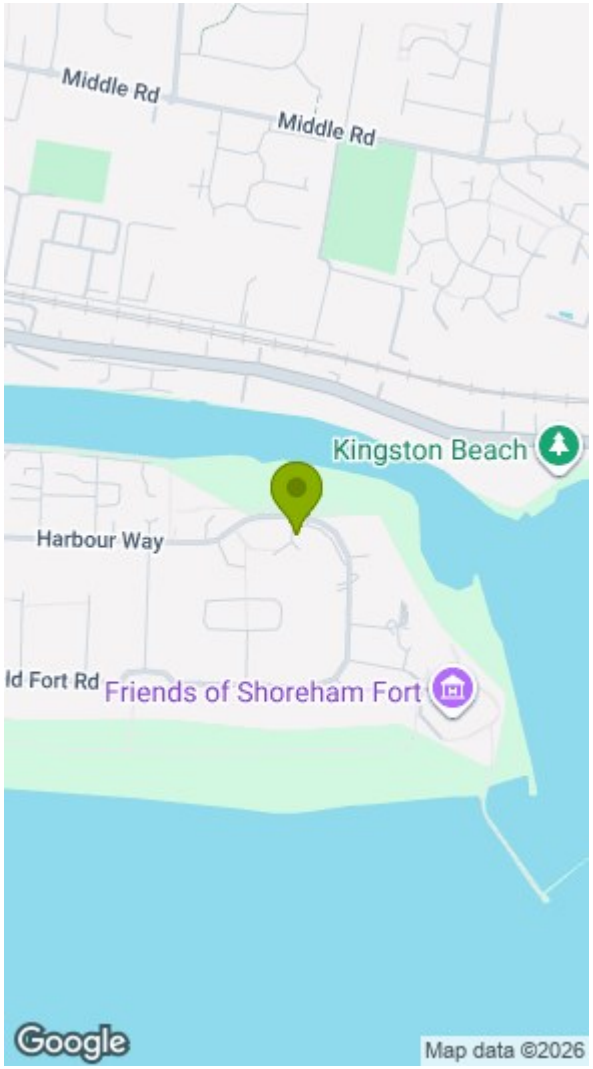
Harbour Way, Shoreham-by-Sea, BN43

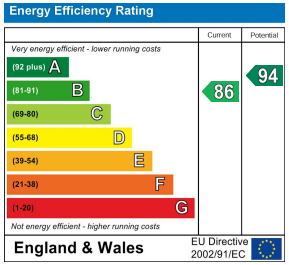
Approximate Area = 1403 sq ft / 130.3 sq m
Limited Use Area(s) = 251 sq ft / 23.3 sq m
Garage= 153 sq ft / 14.2 sq m
Total = 1807 sq ft / 167.8 sq m
For identification only - Not to scale

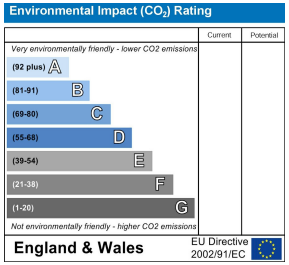
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1408876







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