



Waters Edge West Beach | | Shoreham-By-Sea | BN43 5LF

WB
WARWICK BAKER
ESTATE AGENT



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£3,000,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS TRULY MAGNIFICENT BEACHSIDE RESIDENCE. THE PROPERTY WAS COMPLETELY REMODELLED IN 2012, AND BENEFITS FROM STUNNING PANORAMIC VIEWS OF THE ENGLISH CHANNEL. THE HOUSE BENEFITS FURTHER FROM ENTRANCE VESTIBULE, 31' SOUTH FACING LIVING ROOM WITH DIRECT SEA VIEWS, MODERN KITCHEN, BREAKFAST/DINING ROOM, UTILITY ROOM, GAMES ROOM, FIVE DOUBLE BEDROOMS, FIVE EN-SUITES, TWO LARGE SOUTH FACING SUN DECKS WITH PANORAMIC VIEWS, TWO SEPARATE CLOAKROOMS, REAR AND SIDE PATIO GARDENS, OFF ROAD PARKING FOR NUMEROUS CARS AND GARAGE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- FIVE DOUBLE BEDROOMS
- 14' KITCHEN + UTILITY ROOM
- SIDE AND REAR PATIO GARDEN
- FIVE EN-SUITES + TWO SEPARATE CLOAKROOMS
- 24' GAMES ROOM
- PANORAMIC DIRECT SEA VIEWS
- 31' SOUTH FACING LIVING ROOM
- TWO SOUTH FACING SUN DECKS
- 14' DINING ROOM
- GARAGE + AMPLE OFF ROAD PARKING

Twin double glazed French doors leading to:

ENTRANCE VESTIBULE

12'1" x 8'10" (3.70 x 2.70)

Being of irregular shape, double glazed windows to the front having a favoured southerly aspect with direct views of Shoreham Beach and The English Channel, frosted double glazed window to the side, double panelled radiator, tiled flooring.

Twin frosted double glazed doors off entrance vestibule to:

ENTRANCE HALL

15'10" x 9'8" (4.85 x 2.95)

Being open plan, two frosted floor to ceiling double glazed windows, solid oak door giving access to under stairs storage cupboard, Travertine tiled flooring.

Opening off entrance hall to:

BREAKFAST/DINING ROOM

14'4" x 14'2" (4.38 x 4.33)

Double glazed windows to the front having a favoured southerly aspect with direct views of Shoreham Beach and The English Channel, double panelled radiator, Travertine tiled flooring, LED downlighting.

Opening off breakfast/dining room to:

KITCHEN

14'2" x 11'1" (4.34 x 3.39)

Supplied by County Kitchens of Worthing, comprising Granite work top with 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap, range of slow closing drawers and cupboards under, built in fridge to the side, matching Granite back splash, complimented by matching wall units over, free standing 'RANGEMASTER' twin fan assisted double oven with grill, warming drawer and six gas burners, Granite back splash, 'RANGEMASTER' canopied extractor hood, matching Granite work top to either side with slow closing drawers and cupboards under, matching Granite back splash, complimented by matching wall units over with two glass display cabinets, 'L' shaped adjacent Granite work top range of cupboards under, wine display rack, two built in wine chillers, matching Granite back splash, complimented by matching wall units over with two glass display cabinets, larder style pull out

storage cupboard to the side, Travertine tiled flooring, double glazed windows to the rear, LED downlighting.

Solid oak door off kitchen to:

UTILITY ROOM

8'9" x 6'11" (2.69 x 2.13)

Comprising Granite work top with slow closing storage cupboard under, 'BOSCH' dishwasher to the side, 'SMART TECH' washing machine to the side, matching Granite back splash, complimented by matching wall units over, 'SAMSUNG' American style fridge/freezer, storage cupboards to the side and over, Travertine tiled flooring, LED downlighting, double glazed French door and windows to the rear.

Twin solid oak doors off entrance hall to:

GAMES ROOM

24'2" x 17'10" (7.37 x 5.44)

Twin double glazed French doors and windows to the side having a westerly aspect, 'L' shaped Granite work top with inset circular stainless steel sink unit with contemporary style mixer tap, Beer dispenser to the side, range of storage cupboards under, built in fridge to the side, matching Granite back splash, complimented by matching wall units over, display shelving, long display shelf with built in wine racks under, feature corner seating, two double panelled radiators, solid wood flooring, LED downlighting.

Door off games room to:

GARAGE

17'2" x 13'5" (5.24 x 4.11)

With electric up and over door, power and lighting, tiled flooring.

Solid oak door off entrance hall to:

BEDROOM 5

14'2" x 9'2" (4.32 x 2.80)

Twin double glazed French doors and windows to the rear, double panelled radiator, Travertine tiled flooring, LED downlighting.

Door off bedroom 5 to:

EN-SUITE SHOWER ROOM

Being fully porcelain tiled, comprising vanity unit with inset sink unit and contemporary style mixer tap, storage cupboards under, low level wc, heated hand towel rail, tiled flooring, LED downlighting, step in fully tiled shower cubicle with built in shower, rainfall style shower head, separate shower attachment, glass shower door.

Twin doors off en-suite to:

LOBBY

Range of shelving, tiled flooring.

Door off lobby to:

WALK IN AIRING AREA

Wall mounted 'VAILLANT' gas fired combination boiler, pressurised hot water cylinder, frosted glazed French door to the side, tiled flooring.

Solid oak door off entrance hall to:

GROUND FLOOR CLOAKROOM

Being part tiled to dado height, comprising vanity unit with inset wash hand basin with contemporary style mixer tap, set on Granite work top, storage cupboards under, low level wc, heated hand towel rail, tiled flooring, LED down lighting, extractor fan.

Turning staircase with bannister and spindle up from entrance hall to:

FIRST FLOOR LANDING

15'6" in length (4.73 in length)

Feature stained glass double glazed window to the rear, double panelled radiator, solid wood flooring, LED downlighting.

Open plan on to:

LIVING ROOM

31'7" x 24'10" (9.65 x 7.59)

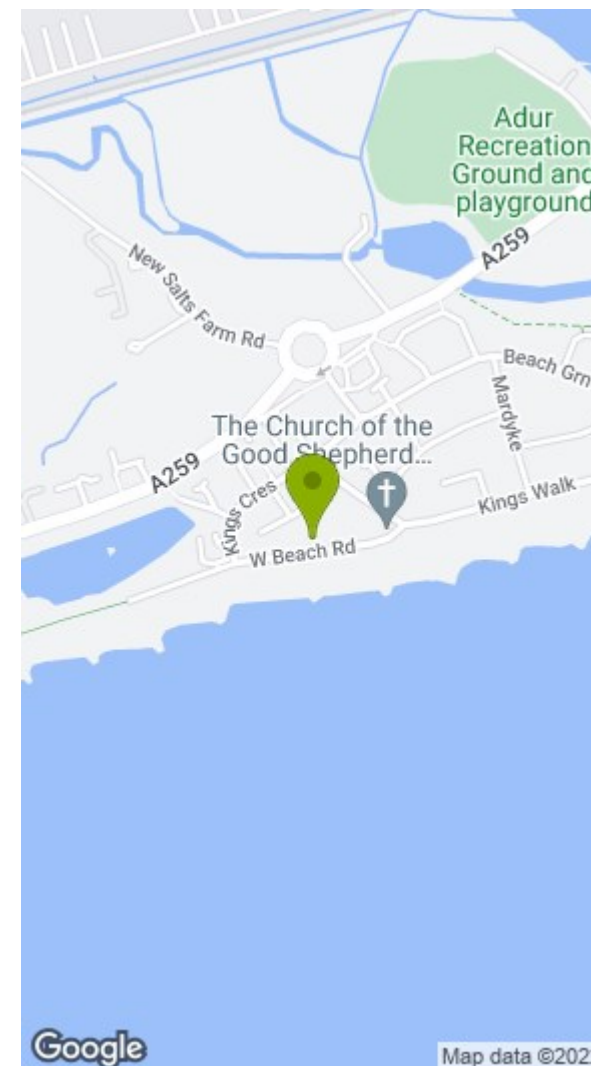
Range of double glazed windows to the front having a favoured southerly aspect with direct views of Shoreham Beach and The English Channel and along the coast to Brighton, double glazed windows to the side having a westerly aspect, frosted double glazed windows under, further set of frosted double



Waters Edge, West Beach, Shoreham-by-Sea, BN43

Approximate Area = 4252 sq ft / 395 sq m (includes garage)

For identification only - Not to scale



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			
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Not environmentally friendly - higher CO ₂ emissions			
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