64 Riverside Road | | Shoreham-By-Sea | BN43 5RB

WARWICK BAKER
ESTATE AGENT

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## £920,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS EXTREMELY WELL PRESENTED DETACHED HOME ON SHOREHAM BEACH.

THE PROPERTY BOASTS SPACIOUS ACCOMMODATION OVER TWO FLOORS INCLUDING 19'10 LIVING ROOM, 18'1 KITCHEN / FAMILY / DINING ROOM ON THE GROUND FLOOR AND FOUR DOUBLE BEDROOMS ON THE FIRST FLOOR.

LOCATED WITHIN MINUTES WALK OF THE FOOTBRIDGE THE PROPERTY MUST BE SEEN TO BE APPRECIATED. CALL NOW TO VIEW 01273 461144

- DETACHED HOUSE
- SOUTHERLY ASPECT GARDENS
- CALL NOW TO VIEW
- 19'10 X 18'01 LIVING ROOM
- CLOSE TO FOOTBRIDGE
- 01273 461144
- NEWLY FITTED MODERN KITCHEN
- DETACHED DOUBLE GARAGE
- FOUR DOUBLE BEDROOMS
- OPEN PLAN KITCHEN / FAMILY ROOM

## ENTRANCE PORCH

## ENTRANCE HALL
Central stairs rising to the First Floor Landing. Doors giving access to Living Room, Kitchen / Ding Room, Utility and Ground Floor W.C.

## LIVING ROOM
**19'10 x 18'1 (6.05m x 5.51m)**
Triple aspect room, feature fire place, doors to Study and

## CONSERVATORY
**10'2 x 8'4 (3.10m x 2.54m)**
French doors leading out onto the Rear Gardens.

## KITCHEN
**18'1 x 11'1 (5.51m x 3.38m)**
Refitted modern suite, extensive range of wall and base units, inset hob, extractor over, eye level double oven, inset sink unit, integrated appliances, space and plumbing for fridge freezer, breakfast bar area. Front aspect windows opening to

## DINING ROOM / FAMILY ROOM
**18'1 x 11'5 (5.51m x 3.48m)**
Rear aspect windows, French doors leading out onto the Rear Gardens.

## STUDY
**9'10 x 7'1 (3.00m x 2.16m)**
Front aspect window, door leading out onto the gardens.

## UTILITY
Space and plumbing for appliances, rear aspect window.

## GROUND FLOOR W.C
Low level W.C, wash hand basin, rear aspect window.

## FIRST FLOOR LANDING
Doors giving access to all bedrooms, Bathroom, loft access and cupboard.

## BEDROOM ONE
**12'1 x 10'1 (3.68m x 3.07m)**
Front aspect window with views of the River Adur, eaves storage cupboard, fitted wardrobes, opening to

## DRESSING AREA
Front aspect window, door to

## EN SUITE
Matching suite, walk in shower cubicle, wash hand basin, low level W.C.

## BEDROOM TWO
**10'1 x 9'11 (3.07m x 3.02m)**
Southerly aspect window, eaves storage, fitted wardrobes.

## BEDROOM THREE
**10'1 x 10'1 (3.07m x 3.07m)**
Front aspect window with views of the River Adur, eaves storage, fitted wardrobes.

## BEDROOM FOUR
**10'1 x 7'10 (3.07m x 2.39m)**
Southerly aspect window, double wardrobes.

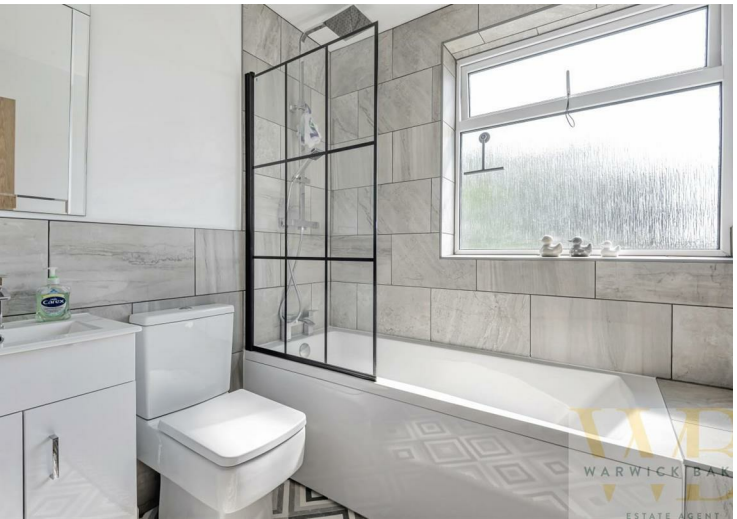
## BATHROOM
Matching suite, panel enclosed bath with shower over, wash hand basin, low level W.C.

## OUTSIDE

## DOUBLE DETACHED GARAGE
Up and over door, personal door, side aspect window, power and light, eaves storage.

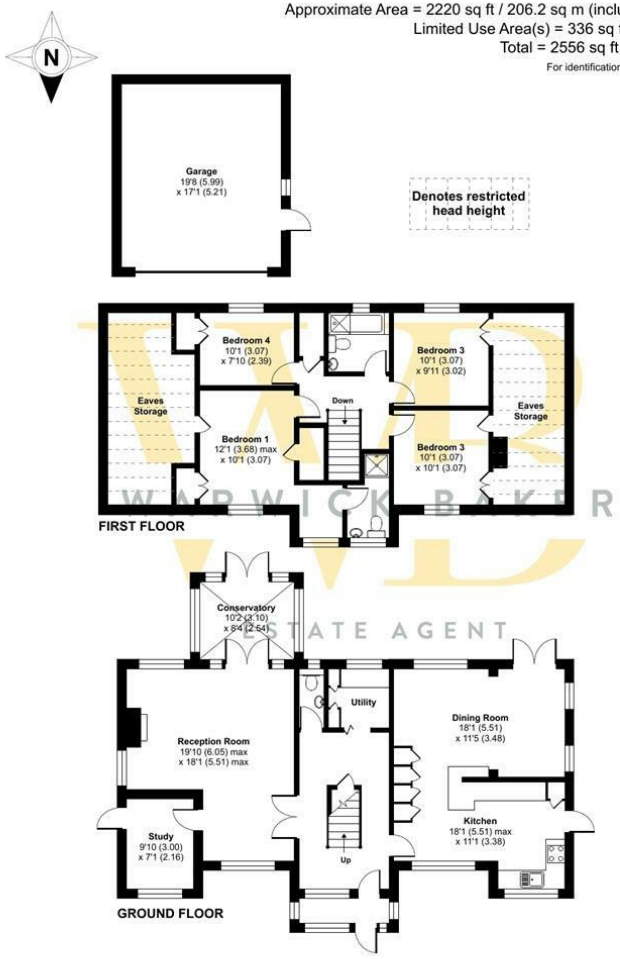
## FRONT GARDEN
Off road parking for numerous cars.

## REAR GARDEN
Laid to lawn with flower and shrub borders, area of decking.



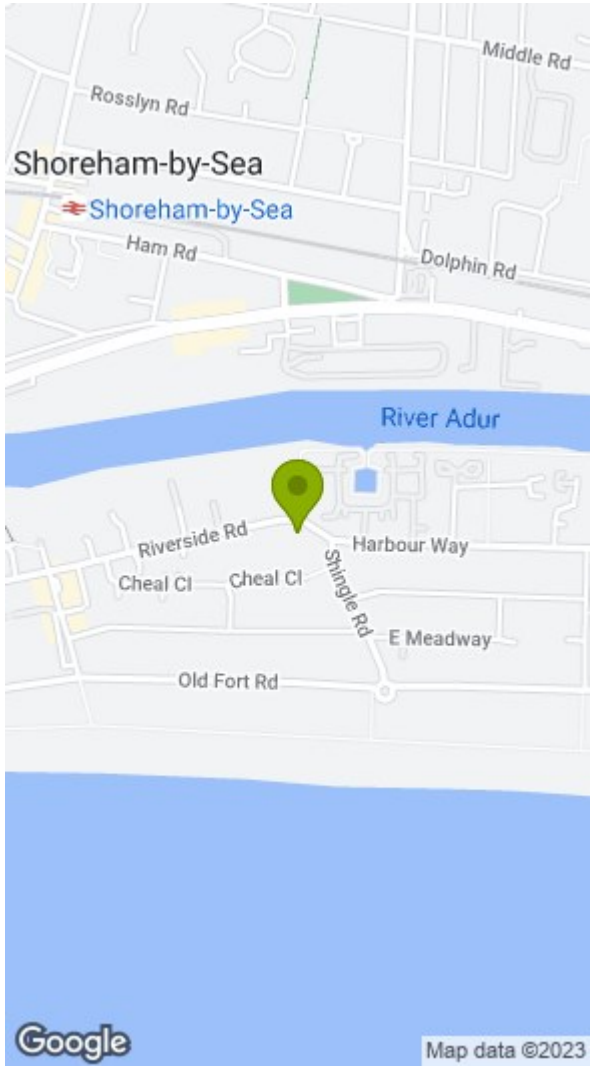
# Riverside Road, Shoreham-by-Sea, BN43

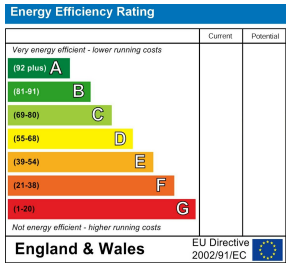
Approximate Area = 2220 sq ft / 206.2 sq m (includes garage)
Limited Use Area(s) = 336 sq ft / 31.2 sq m
Total = 2556 sq ft / 237.4 sq m
For identification only - Not to scale

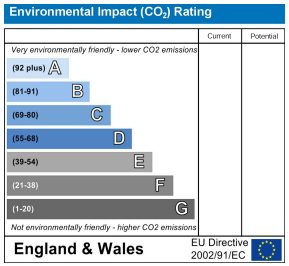



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 888108




**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