248 Harbour Way | | Shoreham-By-Sea | BN43 5HZ

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £1,000,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED DETACHED FAMILY HOME ON SHOREHAM BEACH, WITH STUNNING VIEWS JUST OFF OLD FORT ROAD.

THE PROPERTY BOAST SPACIOUS ACCOMMODATION OVER TWO FLOORS INCLUDING KITCHEN BREAKFAST ROOM, DINING ROOM, LIVING ROOM, GAMES ROOM WITH BUILT IN BAR, STUDY AND BATHROOM ON THE GROUND FLOOR, FOUR DOUBLE BEDROOMS, MASTER WITH EN SUITE SHOWER AND FAMILY SHOWER ROOM ON THE FIRST FLOOR AND ROOF TERRACE WITH VIEWS ON THE FIRST FLOOR. OUTSIDE THE IS A WESTERLY FACING REAR GARDEN WITH HEATED POOL.

- SHOREHAM BEACH
- 15'9 X 13'4 LIVING ROOM
- EN SUITE SHOWER TO MASTER BED, FURTHER SHOWER ROOM & FAMILY BATHROOM
- DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- GAMES ROOM WITH BAR, STUDY, DINING ROOM
- BALCONY WITH SEA VIEWS
- WESTERLY ASPECT REAR GARDEN
- 27'8 X 18'9 OPEN PLAN MODERN KITCHEN BREAKFAST ROOM
- HEATED SWIMMING POOL

ENTRANCE PORCH
Door to front, storage cupboards, step up to

ENTRANCE HALL
Stairs leading to the First Floor Landing, under stairs storage/larder cupboard. Doors giving access to Living Room, Kitchen Breakfast Room, Ground Floor Bathroom.

LIVING ROOM
15'9 x 13'4 (4.80m x 4.06m)
Opening to Study area, step down to

GAMES ROOM
23'3 x 11'8 (7.09m x 3.56m)
Feature bay window, sliding patio doors to front, built in bar.

STUDY AREA
13'11 x 8' (4.24m x 2.44m)
Large skylight providing natural light, door to

WORKSHOP / ADDITIONAL STUDY AREA
Accessed via sliding doors.

KITCHEN / BREAKFAST ROOM
27'8 x 18'9 (8.43m x 5.72m)
Extensive range of modern wall and base units with centre island/breakfast bar, work surfaces over, inset gas hob with extractor, integral oven, inset sink unit, integrated appliances including fridge, freezer, dishwasher, rear aspect window, large skylight, side aspect door. Opening to Conservatory area, with patio doors and windows looking out across the gardens. Opening to

DINING ROOM
13'4 x 12'10 (4.06m x 3.91m)

GROUND FLOOR BATHROOM
Matching suite, comprising corner jacuzzi shower unit, oval jacuzzi bath, wash hand basin, W.C, side aspect window.

FIRST FLOOR LANDING
Doors giving access to all Bedrooms and Shower Room.

BEDROOM ONE
14'9 x 13'5 (4.50m x 4.09m)
Front aspect window, extensive range of fitted wardrobes. Door to

EN-SUITE SHOWER ROOM
Double shower unit, wash hand basin, W.C.

BEDROOM TWO
15'1 x 10'7 (4.60m x 3.23m)
Rear aspect window, extensive range of fitted wardrobes.

BEDROOM THREE
11'10 x 11'7 (3.61m x 3.53m)
Sliding patio doors leading out onto a Roof Terrace.

BEDROOM FOUR
13'9 x 13'5 (4.19m x 4.09m)
Rear aspect window.

SHOWER ROOM
Shower unit, wash hand basin, W.C, side aspect window.

OUTSIDE

FRONT GARDEN
Paved with an 'In Out' driveway and parking for at least 3 cars.

TANDEM LENGTH GARAGE
169'9 x 9'1 (51.74m x 2.77m)
Electric up and over door.

LEAN TO STORAGE
Side door giving access.

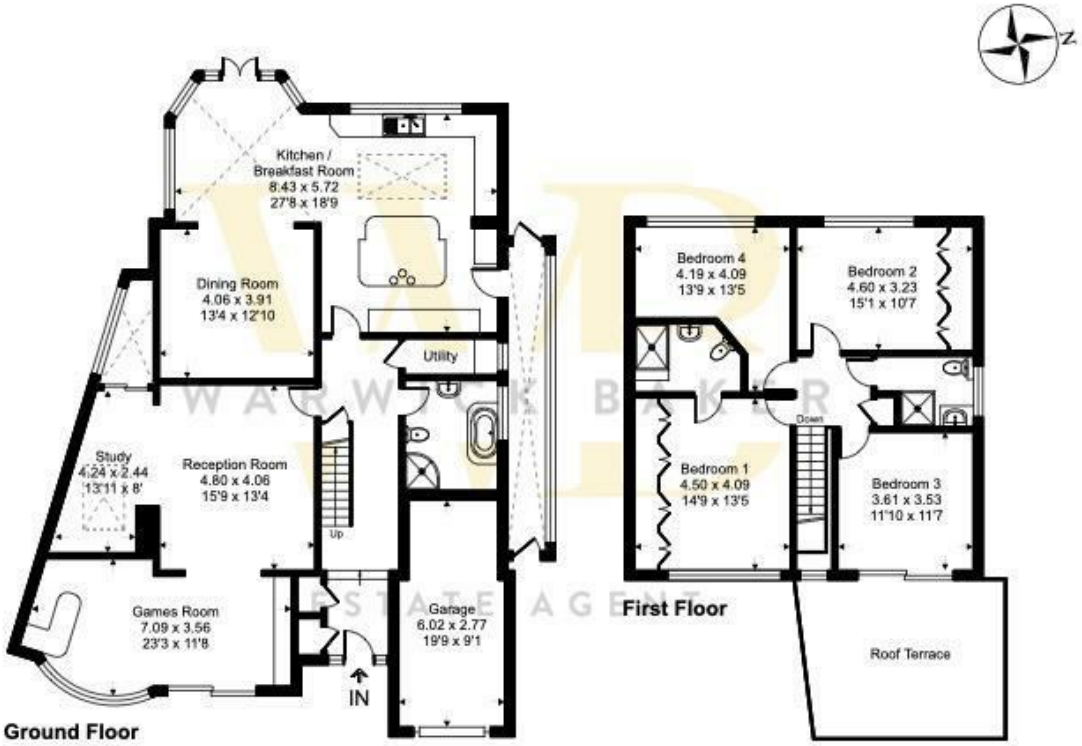
REAR GARDEN
Paved for low maintenance, heated kidney shaped Swimming Pool.

Pump house at the rear of the garden. Side access to Lean To/ Storage.

ROOF TERRACE
With stunning views to the River Adur, South Downs and Shoreham Beach.

Harbour Way, BN43

Approximate Gross Internal Area = 237 sq m / 2542 sq ft (includes garage)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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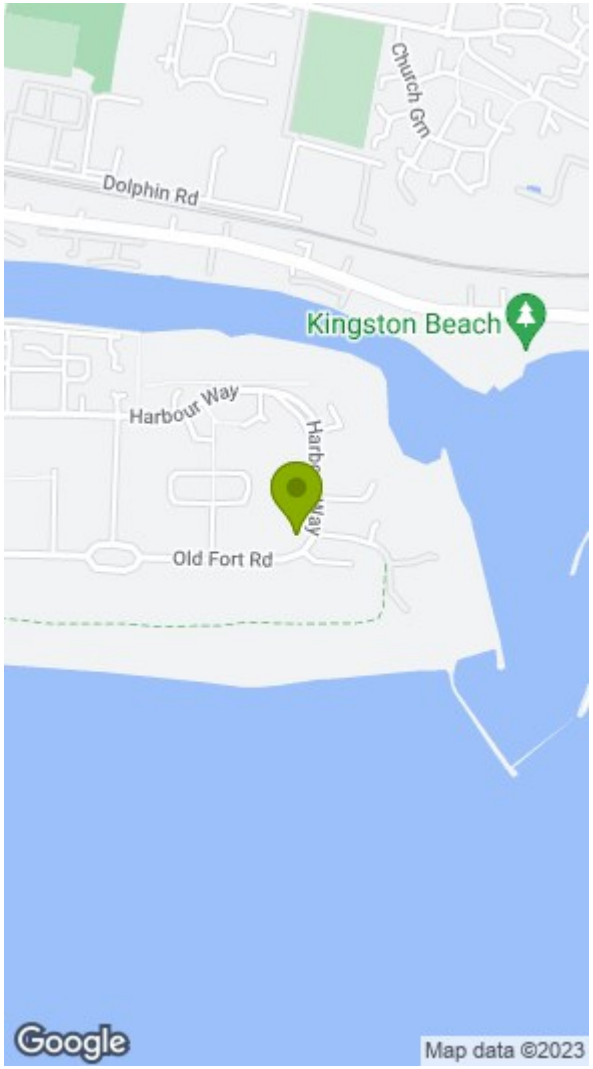

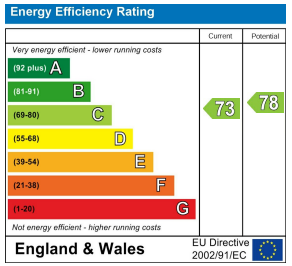

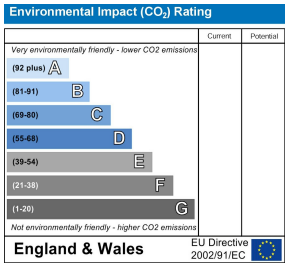

Disclaimer

* 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