WARWICK BAKER
ESTATE AGENT

Ferryman 10b, John Street | | Shoreham-By-Sea | BN43 5DN £925,000

*** COMING SOON *** OPEN DAY SATURDAY 26th AUGUST *** 12:00 - 14:00 *** CALL TO BOOK YOUR 15 MINUTE SLOT *** £925,000 - £950,000 ***

WARWICK BAKER ARE DELIGHTED TO OFFER A BRAND NEW DEVELOPMENT COMPRISING TWO SEMI-DETACHED THREE STOREY FIVE BEDROOM TOWN HOUSES, COMPLETED THROUGHOUT TO AN EXTREMELY HIGH STANDARD, BENEFITTING FROM THREE BATHROOMS, GROUND FLOOR CLOAKROOMS, WITH 30' REAR GARDENS AND OFF ROAD PARKING. PLEASE CONTACT US FOR MORE IN DEPTH INFORMATION. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

Front door leading to:

ENTRANCE HALL
18'0" in length (5.50 in length)
Frosted double glazed window to the front, double panelled radiator, tiled flooring, oak door giving access to storage cupboard, twin oak doors to utility cupboard with granite effect worktop, ' HOOVER ' washing machine under, ' HOOVER ' tumble dyer under, LED downlighting.

Oak door off entrance hall to:

STUDY/BEDROOM 5
8'4" x 6'7" (2.55 x 2.03)
Double glazed windows to the front having a westerly aspect, double panelled radiator, tiled flooring, LED downlighting.

Oak door off entrance hall to:

CLOAKROOM
Being part tiled to dado height, comprising low level wc, vanity unit with enamel sink unit and mixer tap, double doored storage cupboard under, double panelled radiator, frosted double glazed window, tiled flooring, extractor fan, LED downlighting.

Oak door off entrance hall to:

KITCHEN/LIVING ROOM

KITCHEN
15'1" x 13'10" (4.62 x 4.23)
Comprising ' QUARTZ ' worktop with inset 1 1/4 bowl stainless steel sink unit with brushed chrome mixer tap, ' NEUE ' four ring stainless steel hob to the side, ' NEUE ' double electric oven under, range of slow closing cupboards to the side, built in ' NEUE ' dishwasher to the side, matching ' QUARTZ ' backsplash with tiling over, complimented by matching wall units over, built in extractor hood with downlighting, wall units to the side housing ' IDEAL ATLANTIC ' gas fired combination boiler, matching adjacent ' QUARTZ ' worktop with storage cupboard under, matching ' QUARTZ ' backsplash with tiling over, built integrated fridge/freezer to the side, adjacent three seater breakfast bar with matching ' QUARTZ ' worktop, range of slow closing drawers and cupboard under, glass and stainless steel wine cooler to the side, double panelled radiator, tiled flooring, frosted double glazed window, LED downlighting.

Opening off kitchen to:

LIVING ROOM
13'10" x 13'1" (4.24 x 4.01)
Range of double glazed bi-fold doors to the rear having an easterly aspect, double panelled radiator, tiled flooring, double glazed skylight, LED downlighting.

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

FIRST FLOOR LANDING
Double panelled radiator, oak door giving access to storage cupboard, LED downlighting.

Oak door off first floor landing to:

BEDROOM 1
13'10" x 10'11" (4.23 x 3.33)
Two sets of double glazed windows to the rear having an easterly aspect, double panelled radiator, LED downlighting.

Oak door off first floor landing to:

BEDROOM 4
13'10" x 10'0" (4.24 x 3.05)
Being ' L ' shaped, two sets of double glazed windows to the front having a westerly aspect, double panelled radiator, LED downlighting.

Oak door off first floor landing to:

FAMILY BATHROOM
Being fully tiled, comprising panelled bath with mixer tap, built in shower with rainfall style shower head and separate shower attachment, glass shower screen, vanity unit with inset enamelled sink unit with mixer tap, double doored storage cupboard under, low level wc, heated hand towel rail, frosted double glazed window, tiled flooring, extractor fan, LED downlighting.

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

SECOND FLOOR LANDING
Double glazed skylight, LED downlighting.

Oak door off second floor landing to:

BEDROOM 2
13'11" x 10'7" (4.25 x 3.25)
Double glazed windows to the rear having an easterly aspect, double panelled radiator, part sloping ceilings, LED downlighting.

Oak door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Being fully tiled, comprising vanity unit with enamelled sink unit with mixer tap, storage cupboard under, low level wc, tiled flooring, extractor fan, LED downlighting, step in fully tiled shower cubicle with built in shower with rainfall style shower head with separate shower attachment, sliding glass shower door.

Oak door off second floor landing to:

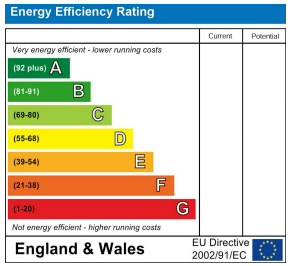
BEDROOM 3
10'4" x 10'2" (3.16 x 3.10)
Double glazed windows to the front having a westerly aspect, double panelled radiator, part sloping ceiling, LED downlighting.

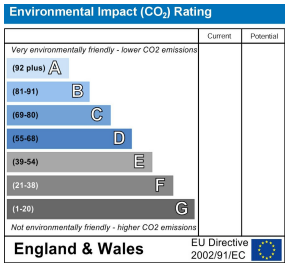
Oak door off bedroom 2 to:

EN-SUITE SHOWER ROOM
Being fully tiled, comprising vanity unit with enamelled sink unit with mixer tap, storage cupboard under, low level wc, tiled flooring, extractor fan, LED downlighting, step in fully tiled shower cubicle with built in shower with rainfall style shower head with separate shower attachment, sliding glass shower door.

FRONT
20'2" x 18'4" (6.17 x 5.59)
Having a westerly aspect, laid to patio slab hard parking, with two off road parking spaces.

REAR GARDEN
38'3" x 14'5" (11.67 x 4.40)
Having an easterly aspect, laid partly to patio slabs, rear lawned area, enclosed by high walling and part fencing.





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