



10 Flag Square | | Shoreham By Sea | BN43 5RZ

**WB**  
WARWICK BAKER  
ESTATE AGENT



10 Flag Square | | Shoreham By Sea | BN43 5RZ

£489,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE THREE STOREY TOWN HOUSE, LOCATED WITHIN 50 METRES OF SHOREHAM BEACH. THE PROPERTY BENEFITS FROM ENTRANCE PORCH, ENTRANCE HALL, THREE BEDROOMS, THROUGH LOUNGE/DINING ROOM, MODERN KITCHEN/BREAKFAST ROOM, GROUND FLOOR CLOAKROOM, FAMILY BATHROOM, TWO OFF ROAD PARKING SPACES AND 72' REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE PORCH
- KITCHEN/BREAKFAST ROOM
- 72' REAR GARDEN
- ENTRANCE HALL
- GROUND FLOOR CLOAKROOM
- NO UPWARD CHAIN
- 3 BEDROOMS
- FAMILY BATHROOM
- LOUNGE/DINING ROOM
- 2 OFF ROAD PARKING SPACE

Sliding double glazed front door leading to:

**ENTRANCE PORCH**

6'3" x 2'1" (1.92 x 0.65)

Further double glazed windows to the front having a westerly aspect with views of Shoreham Beach and The English Channel.

Part double glazed door off entrance porch to:

**ENTRANCE HALL**

11'10" in length (3.63 in length)

Frosted double glazed window to the front, double panelled radiator, under stairs storage cupboard dado rail.

Door off entrance hall to:

**FAMILY/BREAKFAST ROOM**

23'2" x 8'6" (7.08 x 2.6)

Having a dual aspect, double glazed windows to the front having a westerly aspect with views of Shoreham Beach and The English Channel, range of built in storage cupboards with shelving, two double panelled radiators, double glazed window to the rear having an easterly aspect, laminate wood flooring.

Opening off family/breakfast room to:

**KITCHEN**

10'2" x 8'9" (3.11 x 2.69)

Comprising 1 1/4 bowl upvc sink unit with mixer tap, inset into granite effect rolled edge work top, storage cupboards below, matching granite effect back splash, adjacent inset granite effect rolled edge work top, storage cupboard and built in dishwasher under, further adjacent matching granite effect rolled edge work top with inset electric hob, electric oven under with storage cupboards to the side, granite effect backsplash, complimented by matching wall units over, built in storage cupboard housing gas fired combination boiler, stainless canopied extractor hood to the side, further adjacent granite effect rolled edge work top, drawers and storage cupboard under, built in fridge to the side, matching granite effect back splash, complimented by matching wall units over, double glazed windows to the rear having an easterly, sliding double glazed patio door to the rear giving access to the rear garden, laminate wood flooring, spot lighting.

Door off entrance hall to:

**DOWNSTAIRS CLOAK ROOM**

Being part tiled to dado height, low level wc, wall mounted wash hand basin with hot and cold taps, space and plumbing for washing machine, shelf over.

Stairs with bannister up from entrance hall to:

**FIRST FLOOR LANDING**

Dado rail.

Door off first floor landing to:

**LOUNGE/DINING ROOM**

27'10" x 15'7" (8.49 x 4.75)

Being of irregular shape, having a dual aspect, double glazed windows to the front having a westerly aspect with direct views of Shoreham Beach and The English Channel, double glazed windows to the rear having an easterly aspect, two double panelled radiators, hard wood flooring.

Sliding double glazed door off lounge/dining room to:

**BALCONY**

9'6" x 2'5" (2.92 x 0.75)

Steel hand rail and spindles having a westerly aspect with direct views of Shoreham Beach and The English Channel.

Part glazed door off lounge/dining room to stairs leading up to:

**SECOND FLOOR LANDING**

Access to loft storage space, spot lighting, single panel radiator.

Door off second floor landing to:

**BEDROOM 1**

13'7" x 9'3" (4.16 x 2.82)

Double glazed windows to the front having a westerly aspect, with direct views of Shoreham Beach and The English Channel and along the coast to Worthing, views of The South Downs and Lancing College, single panel radiator, built in sliding triple mirrored door wardrobe with hanging and shelving space.

Door off second floor landing to:

**BEDROOM 2**

11'6" x 9'2" (3.53 x 2.81)

Double glazed windows to the rear having an easterly aspect, with views of The The English Channel, double panelled radiator.

Door off second floor landing to:

**BEDROOM 3**

10'7" x 6'1" (3.23 x 1.86)

Double glazed windows to the front having a westerly aspect, with direct views of Shoreham Beach and The English Channel and along the coast to Worthing, views of The South Downs and Lancing College, spot lighting.

Door off second floor landing to:

**BATHROOM**

Being part tiled, comprising panelled bath with mixer tap and separate shower attachment, glass shower screen, low level wc, pedestal wash hand basin with contemporary style mixer tap, heated hand towel rail, frosted double glazed windows to the rear, spot lighting.

**FRONT AREA**

Two off road hard standing parking spaces.

**REAR GARDEN**

72'2" x 16'8" (22' x 5.09 )

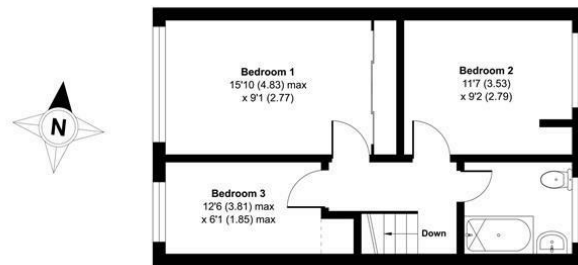
Having an easterly aspect with patio slab area, step up to lawned area with enclosed flower beds and tropical palm tree, step up to wood decked area with timber built shed.



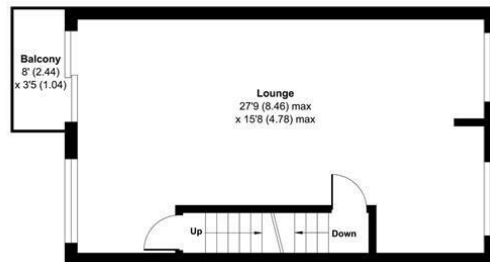
## Flag Square, Shoreham-by-Sea, BN43

Approximate Area = 1257 sq ft / 117 sq m

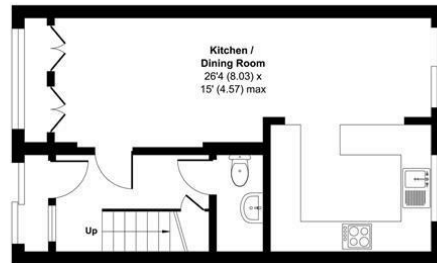
For identification only - Not to scale



SECOND FLOOR



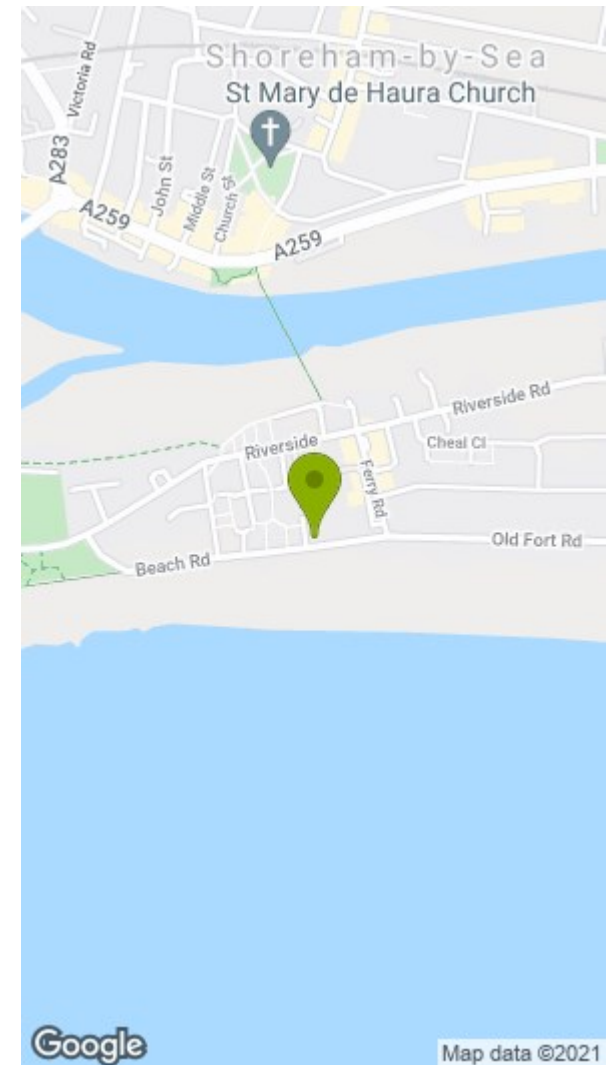
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhwcom 2020. Produced for Warwick Baker Estate Agent Ltd. REF: 674406



### 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		86	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>	76	77
(69-80) <b>C</b>	74		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	