



42 The Meadway | | Shoreham-By-Sea | BN43 5RP

WB
WARWICK BAKER
ESTATE AGENT

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£599,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS SEMI-DETACHED CHALET STYLE HOUSE. LOCATED WITHIN 200 METRES OF SHOREHAM BEACH, AND A SHORT WALK TO THE FOOTBRIDGE. THE PROPERTY BENEFITS FROM ENTRANCE PORCH, ENTRANCE HALL, THREE BEDROOMS, LOUNGE THROUGH DINING ROOM, DESIGNER KITCHEN, UTILITY ROOM GROUND FLOOR SHOWER ROOM, FULLY TILED BATHROOM, EN-SUITE TO MAIN BEDROOM, PHOTO-VOLTAIC SYSTEM WITH BATTERY STORAGE, FRONT GARDEN WITH OFF ROAD PARKING FOR THREE VEHICLES AND 39' REAR NATURE GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE PORCH + ENTRANCE HALL
- UTILITY ROOM
- 39' REAR GARDEN
- THREE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- GARAGE
- LOUNGE THROUGH DINING ROOM
- FULLY TILED BATHROOM
- KITCHEN
- FRONT GARDEN AND OFF ROAD PARKING

Part double glazed front door leading to:

ENTRANCE PORCH

5'4" x 4'7" (1.64 x 1.42)

Double glazed window to the side having an easterly aspect, double glazed window to the front having a favoured southerly aspect, wood block flooring.

Part frosted glazed door off entrance porch to:

ENTRANCE HALL

11'3" x 8'0" (3.43 x 2.45)

Being 'L' shaped, double glazed windows to the front having a favoured southerly aspect, two built in double doored storage cupboards with shelving, display shelving over, double panelled radiator with cover, display shelving under the stairs, built in double louvre doored storage cupboard with hanging and shelving space, wood block flooring, spotlighting.

Georgian style glazed door off entrance hall to:

LOUNGE THROUGH DINING ROOM

23'10" x 11'7" (7.27 x 3.55)

Having a dual aspect, double glazed windows to the front having a favoured southerly aspect, double glazed window and sliding double glazed patio door to the rear, double panelled radiator, double panelled radiator with cover, wood block flooring.

Georgian style glazed door off entrance hall to:

KITCHEN

11'1" x 9'3" (3.40 x 2.84)

Comprising solid worktop with inset stainless steel sink unit with mixer tap, storage cupboard under, free standing 'SIEMENS' dishwasher to the side, matching solid backsplash, adjacent matching worktop with inset 'NEFF' four ring induction hob, range of slow closing drawers and cupboard under, free standing 'BOSCH' fridge to the side, tray space to the side, matching backsplash, glass backsplash over, complimented by matching wall units over with under counter lighting, 'NEFF' stainless steel and glass extractor hood, built in 'NEFF' electric oven to the side, 'NEFF' microwave/oven over, storage cupboards under and over, pull out storage shelving to the side, further solid worktop with range of drawers under, larder style storage cupboard to the

side housing 'VAILLANT' gas fired combination boiler, adjacent two seater breakfast bar, tiled flooring, double glazed window and part double glazed door to the rear.

Georgian style glazed door off kitchen to:

UTILITY ROOM

Comprising worktop with inset stainless steel sink unit with mixer tap, gas hob to the side, storage cupboard under, free standing 'HOTPOINT' washing machine to the side, free standing 'BOSCH' tumble dryer to the side, tiled splash back, complimented by matching wall units over, space for tall fridge/freezer, tiled flooring, spotlighting, extractor fan.

Georgian style glazed door off utility room to:

SHOWER ROOM

Being fully tiled, comprising wall mounted wash hand basin with mixer tap, low level we, tiled flooring, frosted glazed window, extractor fan, step in fully tiled shower cubicle with 'MIRA SPORT' independent shower unit with separate shower attachment, folding shower screen.

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

LANDING

Access to loft storage space.

Door off landing to:

BEDROOM 3

8'11" x 7'9" (2.73 x 2.38)

Double glazed windows to the rear with glimpses of The South Downs, single panel radiator with cover.

Door off landing to:

BEDROOM 1

15'8" x 12'9" (4.78 x 3.89)

Double glazed windows to the front having a favoured southerly aspect, double panelled radiator, built in double doored wardrobe with hanging and shelving space, door giving access to airing cupboard housing factory lagged hot water cylinder, slatted shelving, door giving access to walk in wardrobe with hanging and shelving space and single panel

radiator, LED downlighting.

Folding door off bedroom 1 to:

EN-SUITE SHOWER ROOM

Comprising pedestal wash hand basin with mixer tap, tiled splash back, low level we, heated hand towel rail, vinyl flooring, extractor fan, LED downlighting, step in fully tiled shower cubicle with 'MIRA SPORT' independent shower unit with separate shower attachment, folding glass shower screen.

Door off landing to:

BEDROOM 2

12'5" x 11'7" (3.81 x 3.55)

Being 'L' shaped, double glazed windows to the front having a favoured southerly aspect, double panelled radiator with cover, built in double doored wardrobe with hanging and shelving space.

Door off landing to:

BATHROOM

Being fully tiled, comprising panel bath with mixer tap, twin hand grip, 'MIRA SPORT' independent shower unit with separate shower attachment, glass shower screen, pedestal wash hand basin with hot and cold taps, low level we, heated hand towel rail, frosted double glazed windows, vinyl flooring, spotlighting.

FRONT GARDEN

35'11" x 32'9" (10.95 x 10.00)

Laid to hard standing with off road parking for three vehicles, shingle area with raised shingle area with Torbay Palms, large Agave enclosed by low walling and fencing.

Double doors giving access to:

GARAGE

11'6" x 8'0" (3.51 x 2.46)

Housing gas and electric meters and electric trip switches, power and lighting, frosted double glazed windows to the side.

Gate off driveway giving access to pathway down the side of the property to:

REAR GARDEN

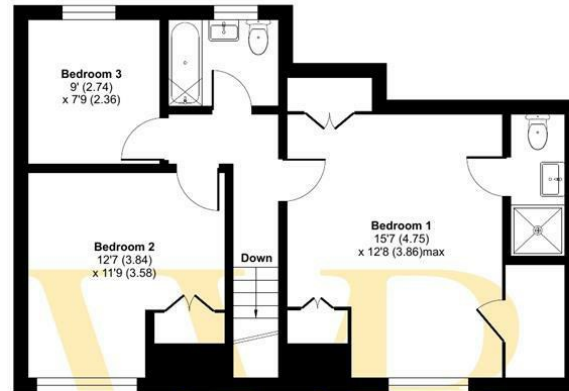
39'3" x 35'11" (11.98 x 10.95)



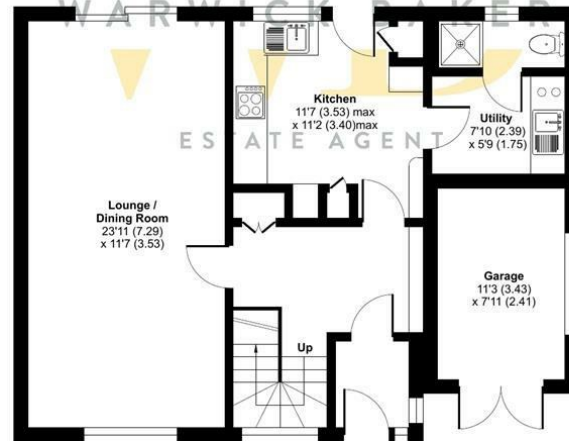


The Meadway, Shoreham-by-Sea, BN43

Approximate Area = 1297 sq ft / 120.4 sq m (includes garage)
For identification only - Not to scale

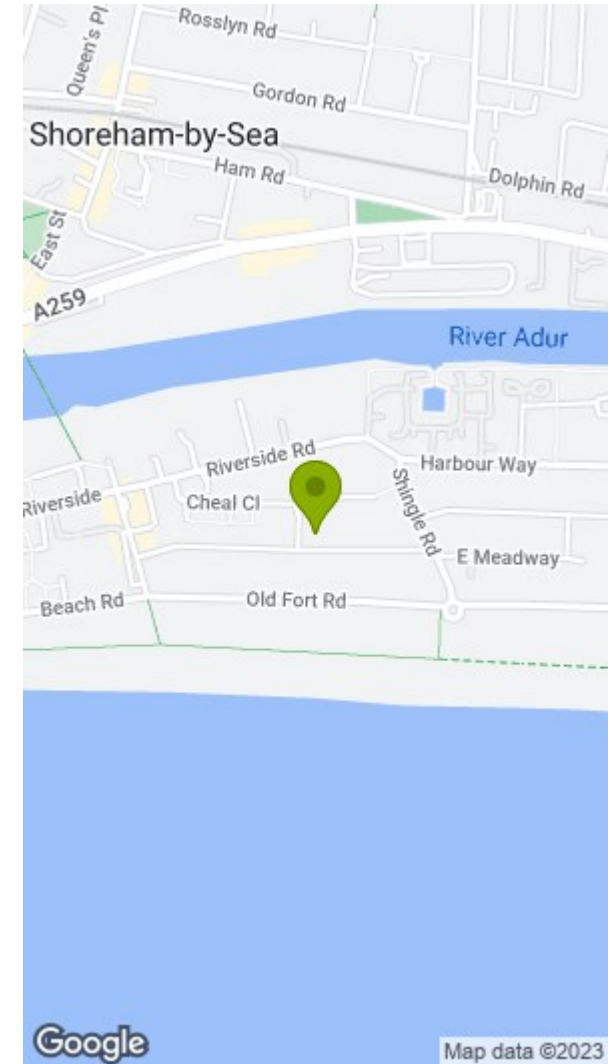


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © nicheworm 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 991866



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 ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(54-68) D			(54-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	68	England & Wales	EU Directive 2002/91/EC	78