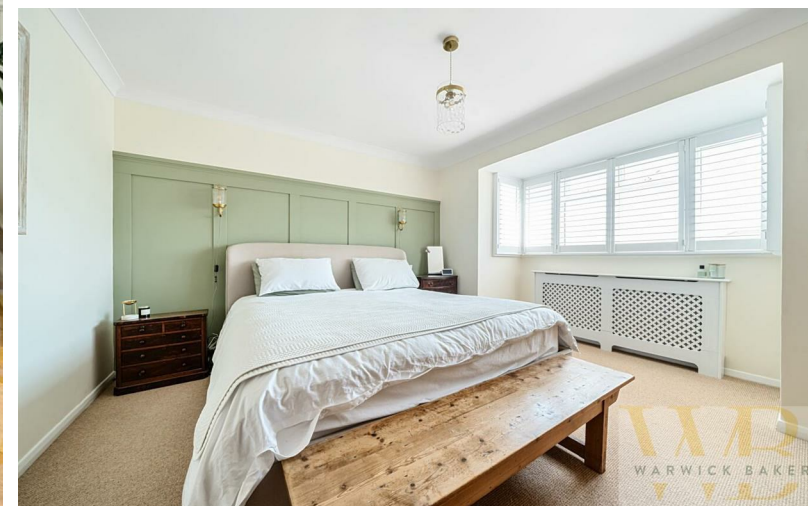




6 Kings Crescent | | Shoreham-By-Sea | BN43 5LE

**WB**  
WARWICK BAKER  
ESTATE AGENT

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## 6 Kings Crescent | | Shoreham-By-Sea | BN43 5LE

£775,000

\*\*\* £775,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS VERY WELL PRESENTED DETACHED FAMILY RESIDENCE, LOCATED WITHIN 200 METRES OF SHOREHAM BEACH FORESHORE. THE HOUSE HAS BEEN EXTENDED AND RENOVATED THROUGHOUT TO AN EXTREMELY HIGH STANDARD BY THE EXISTING VENDORS. THE PROPERTY BENEFITS FROM AN ENTRANCE HALL, DUAL ASPECT LOUNGE, 20' OPEN PLAN DINING ROOM/KITCHEN, GROUND FLOOR CLOAKROOM, FOUR BEDROOMS, FAMILY BATHROOM, SEPARATE CLOAKROOM, OFF ROAD PARKING FOR THREE CARS TO THE FRONT, 60' SOUTH FACING SIDE AND REAR GARDENS, OUTSIDE OFFICE AND GARAGE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- 20' OPEN PLAN MODERN KITCHEN/DINING ROOM
- OUTSIDE OFFICE
- GROUND FLOOR CLOAKROOM
- MODERN FAMILY BATHROOM
- 16' GARAGE
- FOUR BEDROOMS
- 44' FRONT PARKING AREA
- 14' DUAL ASPECT LOUNGE
- 60' SOUTH FACING SIDE AND REAR GARDEN

Part double glazed front door leading to:

### ENTRANCE HALL

15'2" in length (4.63 in length)

Decorative panelled wall with dado rail, double panelled radiator, oak door giving access to under stairs storage cupboard housing gas, electric meters and electric trip switches, oak door giving access to storage cupboard with hanging and shelving space, solid oak flooring.

Oak door off entrance hall to:

### CLOAKROOM

Comprising low level wc, vanity unit with ceramic sink unit with brass coloured mixer tap, storage cupboard below, tiled flooring, frosted double glazed window.

Twin glazed oak doors off entrance hall to:

### LOUNGE

14'2" x 12'2" (4.33 x 3.73)

Having a dual aspect, bay with double glazed windows with plantation style shuttering to the side having a favoured southerly aspect, double glazed windows with plantation style shuttering to the front having an easterly aspect, two double panelled radiators, decorative panelled wall with dado rail, solid oak flooring.

Twin glazed oak doors off lounge to:

### OPEN PLAN DINING ROOM/KITCHEN

#### DINING ROOM

20'7" x 10'3" (6.28 x 3.13)

Double glazed windows with plantation style shuttering to the side having a favoured southerly aspect, solid oak flooring, LED downlighting.

Two openings off dining room to:

#### KITCHEN

17'6" x 7'3" (5.34 x 2.23)

Comprising granite work top with inset stainless steel sink unit with contemporary style mixer tap, slow closing storage cupboard cupboard under, built in integrated 'BEKO' dishwasher to the side, space and plumbing for washing

machine to the side, built in wine cooler to the side, matching granite backsplash, wood panelling over, adjacent matching granite worktop with inset ' SMEG ' stainless four ring gas hob, range of slow closing drawers and cupboards under, matching granite backsplash, wood panelling over, complimented by matching wall units over, canopied extractor hood, built in ' SMEG ' double oven to the side, storage cupboards under and over, storage cupboard to the side housing ' WORCESTER ' gas fired combination boiler, space for American style fridge/freezer to the side, storage cupboard over, storage cupboard to the side with shelving, solid oak flooring, double glazed windows with plantation style shuttering to the rear having a westerly aspect, LED downlighting.

Stairs with bannister and spindles up from entrance hall to:

### LANDING

Double glazed window with plantation style shuttering, double panelled radiator, oak door giving access to storage cupboard with slatted shelving, access to loft storage space, LED downlighting.

Oak door off landing to:

### BEDROOM 1

14'2" x 12'1" (4.32 x 3.70)

Double glazed windows with plantation style shuttering to the side having a favoured southerly aspect, double panelled radiator, part wood panelled walls, twin oak doors to built in wardrobe with hanging and shelving space.

Oak door off landing to:

### BEDROOM 2

11'7" x 9'2" (3.54 x 2.81)

Double glazed windows with plantation style shuttering to the side having a favoured southerly aspect, double panelled radiator, twin oak doors to built in wardrobe with hanging and shelving space.

Oak door off landing to:

### BEDROOM 3

9'0" x 8'4" (2.76 x 2.55)

Double glazed windows with plantation style shuttering to the side having a favoured southerly aspect, double panelled

radiator.

Oak door off landing to:

### BEDROOM 4

9'1" x 6'7" (2.79 x 2.02)

Double glazed windows with plantation style shuttering to the front having an easterly aspect, double panelled radiator.

Oak door off landing to:

### FAMILY BATHROOM

Being part tiled, comprising free standing bath with free standing brass coloured mixer tap and separate shower attachment, oval shaped ceramic sink unit with brass coloured mixer tap on a worktop, two drawers under, display shelf below, brass coloured heated hand towel rail, tiled flooring, double glazed windows with plantation style shuttering to the rear having a westerly aspect, step in fully tiled shower cubicle with built in shower with brass coloured rainfall style shower head, shower door.

Oak door off landing to:

### CLOAKROOM

Comprising low level wc, ceramic sink unit with brass coloured mixer tap, storage cupboard under, tiled flooring, double panelled radiator, frosted double glazed windows, LED downlighting.

### FRONT

44'3" x 19'5" (13.50 x 5.92)

Laid to hardstanding with off road parking for three cars, enclosed by low walling to three sides having an easterly aspect.

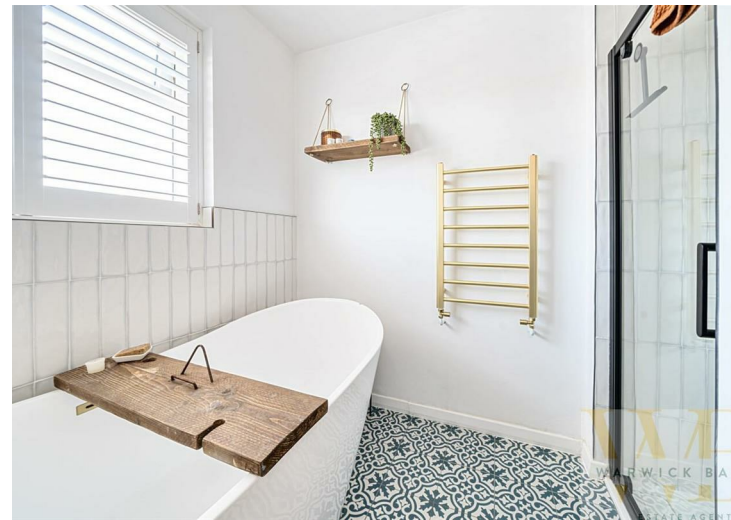
Twin double glazed French doors with plantation style shuttering off dining room to:

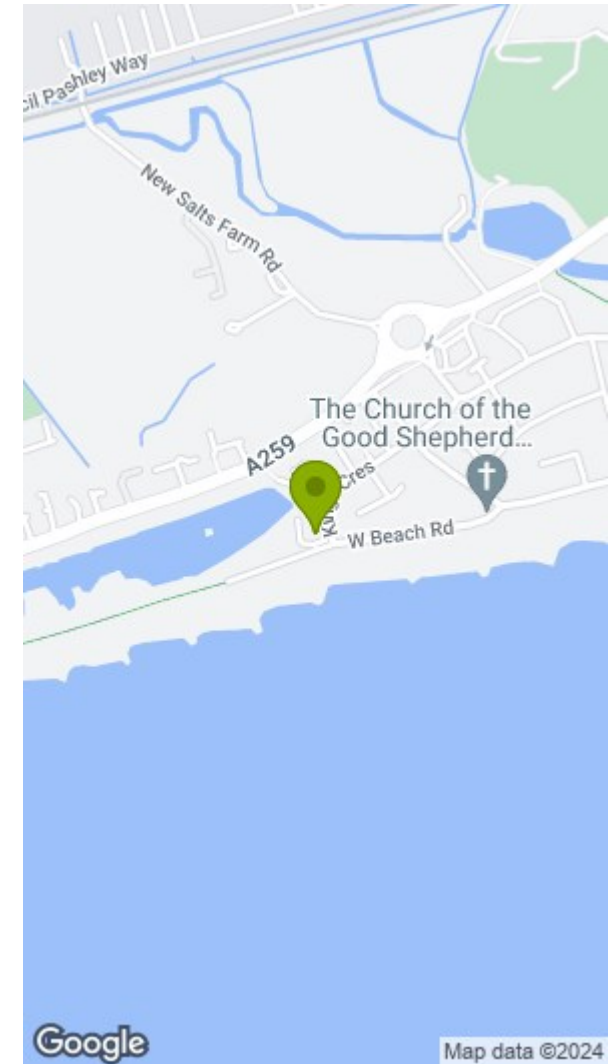
### SIDE AND REAR GARDEN

60'8" x 45'11" (18.50 x 14.00)

Being ' L ' shaped, having a favoured southerly aspect, laid mainly to lawn two raised flower beds with lucky heather, variety of flowers and shrubs, rose bushes, bay trees, three patio slab areas, enclosed by high fencing, double gates and walling.

Double glazed door leading to:





**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>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(54-68) <b>D</b>			(54-68) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	