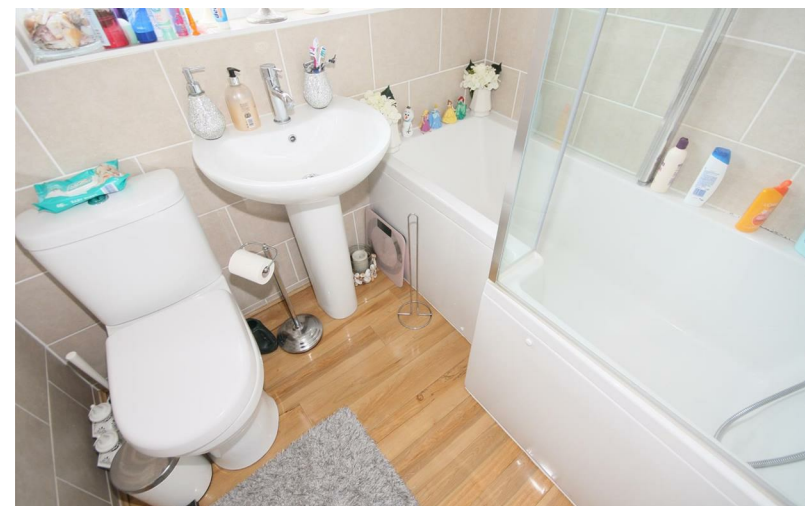




4 Fishermans Walk | | Shoreham-By-Sea | BN43 5LW





## 4 Fishermans Walk | | Shoreham-By-Sea | BN43 5LW

£379,950

SOLD BY WARWICK BAKER ESTATE AGENTS  
SIMILAR PROPERTIES URGENTLY REQUIRED, BUYERS WAITING !!  
01273 461144 - [george@warwickbaker.co.uk](mailto:george@warwickbaker.co.uk)

Warwick Baker Estate Agents are delighted to offer this rarely available terraced house located on Shoreham Beach. The property benefits from entrance hall, 3 bedrooms, lounge, dining room, modern kitchen, ground floor cloak room, modern family bathroom, west facing rear garden, private front driveway and garage in compound. No upward chain. Internal viewing highly recommended by the vendors sole agent.

- ENTRANCE HALL
- MODERN KITCHEN
- 41' WEST FACING REAR GARDEN
- 3 BEDROOMS
- DOWNSTAIRS CLOAK ROOM
- NO UPWARD CHAIN
- LOUNGE
- MODERN BATHROOM
- DINING ROOM
- OFF ROAD PARKING

## FRONT DOOR

Frosted double glazed front door leading to:

## ENTRANCE HALL

13'1" (3.99m")

Door giving access to understairs storage cupboard housing gas and electric meters, single panel radiator, hardwood flooring, door off entrance hall to:

## DOWNSTAIRS CLOAKROOM

Comprising low level w.c., vanity unit with inset wash hand basin, contemporary style mixer taps, double door storage cupboard under, frosted double glazed windows to the front. Door off entrance hall to:

## LOUNGE

12'0" x 12'0" (3.68 x 3.66)

Double glazed windows to the front having an easterly aspect, single panelled radiator, hardwood flooring, square opening off lounge to:

## DINING ROOM

11'7" x 8'11" (3.55 x 2.72)

Double glazed window and sliding double glazed patio door to the rear having a westerly aspect, single panel radiator, hardwood flooring. Square opening off entrance hall to:

## KITCHEN

11'1" x 8'9" (3.39 x 2.68)

Comprising stainless steel sink unit with mixer tap inset into work top with storage cupboard under, space and plumbing for dishwasher to the side, tiled splash back, adjacent work top with drawers and cupboards under, space and plumbing for washing machine to the side, storage cupboard to the side with shelving, space for tall fridge/freezer to the side, adjacent work top with space for cooker, storage cupboards to either side, tiled splash back complemented by matching wall units over, integrated extractor hood, storage cupboard housing gas fired combination boiler, square opening giving access to the dining room, double glazed windows and part frosted double glazed door to the rear having a westerly aspect, hardwood flooring, LED downlighting.

## LANDING

Stairs up from entrance hall with bannister and spindle, access to loft storage space, door giving access to storage cupboard with shelving. Door off landing to:

## BEDROOM 1

12'2" x 11'3" (3.72 x 3.44)

Double glazed windows to the front having an easterly aspect, single panelled radiator, built-in double door wardrobe with hanging and shelving space. Door off landing to:

## BEDROOM 2

11'5" x 9'3" (3.5 x 2.84)

Double glazed windows to the rear having a westerly aspect, single panel radiator, built-in double door wardrobe with hanging and shelving space. Door off landing to:

## BEDROOM 3

9'2" x 6'8" (2.8 x 2.04)

Double glazed windows to the front having an easterly aspect, single panelled radiator. Door off landing to:

## BATHROOM

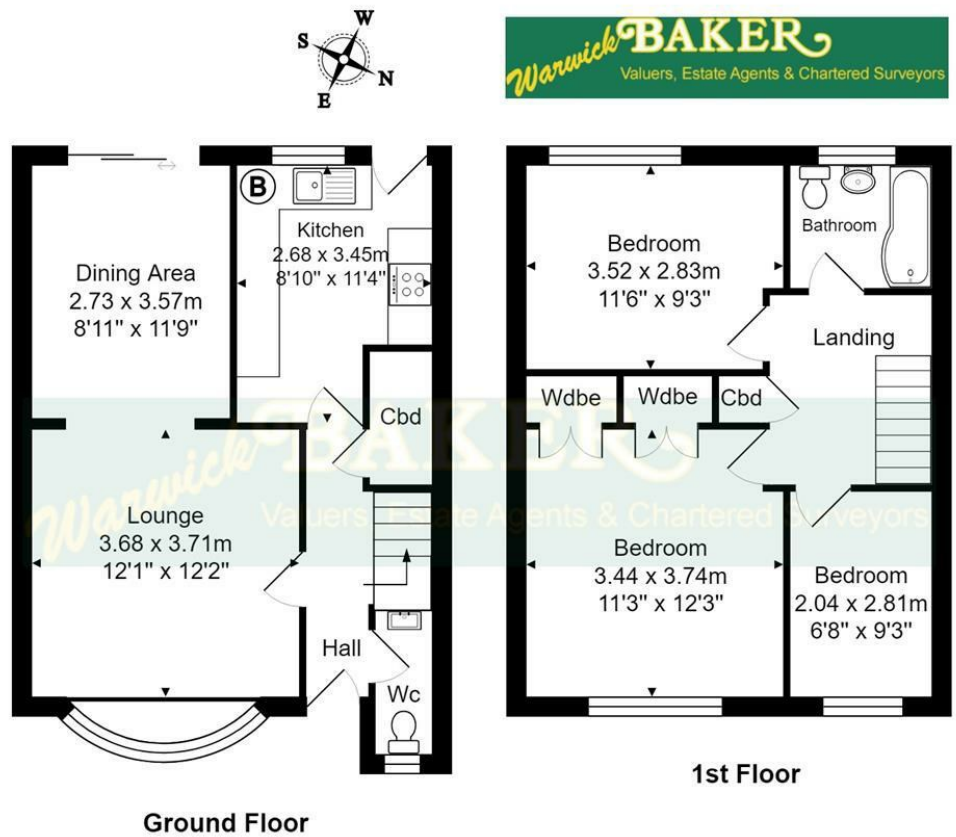
Being fully tiled comprising "P" shaped panel bath with mixer tap and separate shower attachment, glass shower screen, pedestal wash hand basin with contemporary style mixer tap, low level w.c., single panel radiator, hardwood flooring, frosted double glazed windows to the rear.

## REAR GARDEN

41'7" x 18'11" (12.7 x 5.79)

Patio slab area leading to shingle area, timber built shed, fencing to two sides, brick wall to the rear with gate giving access to garage in compound.





Total Area: 83.9 m<sup>2</sup> ... 903 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2018



**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 (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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>	
(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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC