



12 Fowey Close | | Shoreham-By-Sea | BN43 5HE





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£650,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RECENTLY EXTENDED AND RENOVATED SEMI-DETACHED CHALET BUNGALOW ON SHOREGAM BEACH, FOWEY CLOSE.

THE PROPERTY OFFERS SPACIOUS FLEXIBLE ACCOMODATION AND IS IMMACULATLY PRESENTED, CONSISTING OF TWO DOUBLE BEDROOMS AND A SHOWER ROOM ON THE FIRST FLOOR, DOWNSTAIRS THERE IS A 15'2 X 11'11 LIVING / DINING ROOM OPEN TO A 21'4 X 13'9 KITCHEN WITH ORANGERY LANTERN, UTILITY ROOM, ADDITIONAL RECEPTION ROOM / BEDROOM 3 AND A FUTHER SHOWER ROOM.

- FOWEY CLOSE, SHOREHAM BEACH
- SEMI-DETACHED CHALET BUNGALOW
- 15'2 X 11'11 LIVING DINING ROOM
- 21'4 X 13'9 MODERN KITCHEN AREA
- LARGE REAR GARDENS
- TWO/THREE DOUBLE BEDROOMS
- TWO SHOWER ROOMS
- OFF ROAD PARKING & GARAGE
- CALL NOW TO VIEW
- 01273 461144

ENTRANCE PORCH

Sliding patio doors, door to

ENTRANCE HALL

Stairs turning and rising to the First Floor Landing. Doors giving access to Reception Room / Bedroom 3, Shower Room and Open Plan Reception Room.

OPEN PLAN LIVING / DINING / KITCHEN

KITCHEN AREA

21'4 x 13'9 (6.50m x 4.19m)

Modern fitted range of wall and base units, breakfast bar/island with work surfaces. Inset sink unit, inset hob with extractor, eye level double oven, intergrated appliances, space for further appliances, Westerly aspect window.

LIVING / DINING AREA

15'2 x 11'1 (4.62m x 3.38m)

Orangery roof lantern, tri-folding doors leading out onto the rear agrdens.

LIVING ROOM / BEDROOM THREE

15'1 x 11'9 (4.60m x 3.58m)

Southerly aspect window, brick built fire place with feature fire.

SHOWER ROOM

Modern suite, over-sized shower cubicle, W.C, wash hand basin with vanity draws under, side aspect obscure glass windows.

UTILITY ROOM

7'8 x 5'4 (2.34m x 1.63m)

Modern range of wall and base units, work surfaces, inset sink unit, space and plumbing for appliances, side aspect window.

FIRST FLOOR LANDING

Vaulted ceiling with skylights, doors to both Bedrooms and Shower Room.

MASTER BEDROOM

21'9 x 11'10 (6.63m x 3.61m)

Double aspect room, Southely facing windows with sea glimpses,

Northerly aspect window with views of the South Downs, fitted wardrobes.

BEDROOM TWO

12'7 x 10'10 (3.84m x 3.30m)

Rear and side aspect windows.

SHOWER ROOM

Modern suite, shower cubicle, wash hand basin, W.C, Velux window.

OUTSIDE

FRONT GARDEN

Providing off-road parking for numerous cars. Gated side access.

GARAGE

20' x 9'10 (6.10m x 3.00m)

Brick built garage, up and opver door, power and light.

REAR GARDENS

Large rear gardens with areas of lawn and patio. Raised beds and vegetable patches.

WORKSHOP

19'7 x 9'2 (5.97m x 2.79m)

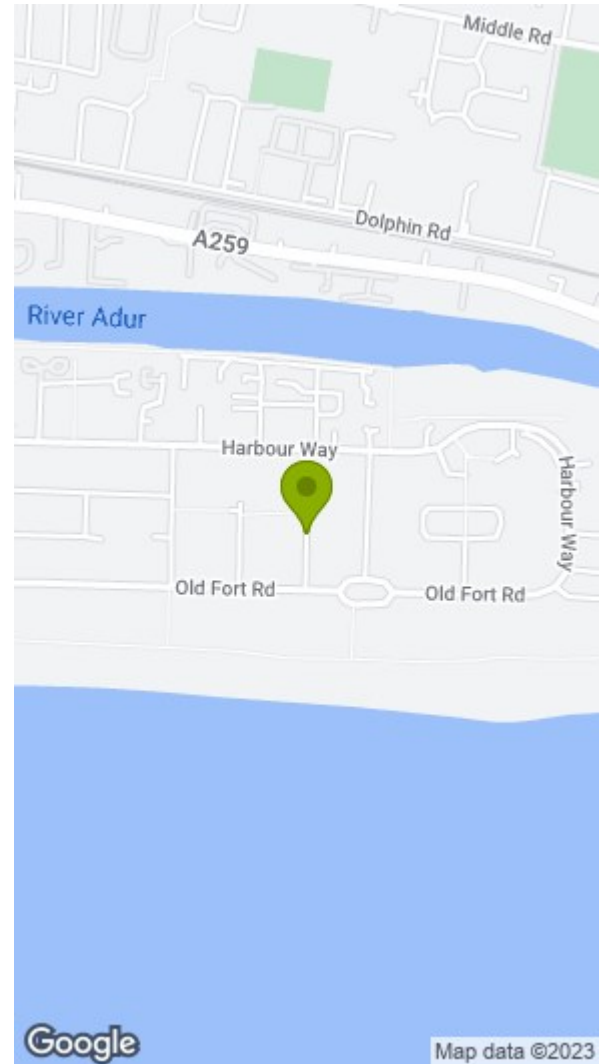


Fowey Close, Shoreham-by-Sea, BN43

Approximate Area = 1318 sq ft / 122.4 sq m
 Limited Use Area(s) = 34 sq ft / 3.2 sq m
 Garage = 197 sq ft / 18.3 sq m
 Outbuilding = 155 sq ft / 14.4 sq m
 Total = 1704 sq ft / 158.3 sq m
 For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbwcom 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 1052702



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 | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) 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 | 82 | England & Wales |
| | | 63 | EU Directive 2002/91/EC |