



**WB**  
WARWICK BAKER  
**FOR SALE**  
01273 461144

23 Falcon Close | | Shoreham-By-Sea | BN43 5HN

**WB**  
WARWICK BAKER  
ESTATE AGENT



## 23 Falcon Close | | Shoreham-By-Sea | BN43 5HN

£499,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS WELL PRESENTED THROUGHOUT CHALET STYLE BUNGALOW. LOCATED IN A PEACEFUL CLOSE WITHIN 200 METRES OF SHOREHAM BEACH. THE PROPERTY OFFERS VERASTILE ACCOMMODATION WITH ENTRANCE HALL, TWO BEDROOMS ON THE FIRST FLOOR, BEDROOM 3/RECEPTION ROOM 1 ON THE GROUND FLOOR, DINING ROOM, FAMILY ROOM, MODERN KITCHEN, UTILITY ROOM, CONSERVATORY, GROUND FLOOR BATHROOM, GROUND FLOOR CLOAK ROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, FRONT GARDEN WITH OFF ROAD PARKING FOR THREE CARS, GARAGE AND 58' REAR LAWNED GARDEN WITH CABIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- 2 DOUBLE BEDROOMS
- SOUTH FACING LOUNGE
- DINING ROOM + FAMILY ROOM
- MODERN KITCHEN + UTILITY ROOM
- CONSERVATORY
- GROUND FLOOR BATHROOM + SEPARATE CLOAK ROOM
- EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM
- FRONT GARDEN WITH OFF ROAD PARKING
- GARAGE
- 58' REAR GARDEN

Part leaded double glazed front door leading to:

### ENTRANCE PORCH

10'2" x 3'2" (3.1 x 0.97)

Further leaded double glazed windows to the front having a favoured southerly aspect, wood panelled ceiling, LED down lighting, stone floor.

Part frosted double glazed door off entrance porch to:

### ENTRANCE HALL

17'7" x 5'0" (5.38 x 1.54)

Being 'L' shaped, frosted windows to the front, double panelled radiator, door giving access to under stairs storage cupboard with slatted shelving, door giving access to, LED down lighting.

Door off entrance hall to:

### LOUNGE

16'9 x 12'1 (5.11m x 3.68m)

Leaded double glazed windows to the front having a favoured southerly aspect, two floor to ceiling contemporary style radiators.

Twin doors off lounge to:

### DINING ROOM

11'10" x 10'1" (3.63 x 3.08)

Floor to ceiling contemporary style radiator, hard wood flooring, door giving access to the entrance hall.

Square opening off dining room to:

### FAMILY ROOM

10'11" x 10'1" (3.33 x 3.09)

Having a dual aspect, double glazed bi-fold doors to the rear, double glazed window to the side having a westerly aspect, floor to ceiling contemporary style radiator, solid wood flooring.

Double glazed door off family room to:

### CONSERVATORY

10'11 x 10'6 (3.33m x 3.20m)

Double glazed windows to the rear, double glazed windows and twin double glazed doors to the side having a westerly aspect, double glazed canopied roof, vinyl floor.

Door off entrance hall to:

### KITCHEN

13'2 x 8'1 (4.01m x 2.46m)

Comprising 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap, inset into rolled edge work top, slow closing drawers and cupboards under, space and plumbing for dishwasher to the side, space for freezer to the side, tiled splash back, display storage cupboard over, matching adjacent work top, inset electric hob, 'CDA' electric oven under, slow closing drawers and cupboards to the side, built in fridge to the side, tiled splash back, complimented by matching wall units over, stainless steel canopied extractor hood, double glazed windows to the rear, tiled flooring, wood panelled ceiling, LED spot lights.

Doorway off kitchen to:

### UTILITY ROOM

Double glazed windows to the side having a westerly aspect, part double glazed door giving access to side of the property, tiled work top with wood beading, space and plumbing for washing machine under, space for tumble dryer to the side, space for fridge to the side, tiled flooring, wall mounted 'WORCESTER' gas fired combination boiler.

Door off entrance hall to:

### BATHROOM

Being fully tiled, comprising tiled bath with taps, wall mounted enamelled sink unit with contemporary style mixer tap, storage cupboard under, double panelled radiator, tiled flooring, frosted double glazed windows, step in shower area, with wall mounted independent 'TRITON T80' shower unit with separate shower attachment, shower rail and shower curtain, tiled flooring.

Door off entrance hall to:

### GROUND FLOOR CLOAK ROOM

Being part tiled to dado height, comprising low level wc, tiled flooring, frosted double glazed window, LED down light.

Turning staircase with banister and spindles off entrance hall up to:

### LANDING

Leaded double glazed windows to the front having a favoured southerly aspect.

Door off landing to:

### BEDROOM 1

11'11 x 11'2 (3.63m x 3.40m)

Having a dual aspect, leaded double glazed windows to the front having a favoured southerly aspect, double glazed windows to the rear, floor to ceiling contemporary style radiator, recessed area.

Sliding door off bedroom 1 to:

### EN-SUITE SHOWER ROOM

Comprising pedestal wash hand basin with contemporary style mixer tap, splash back, low level wc, heated hand towel rail, recessed shelving, door giving access to eaves storage space, step in shower cubicle with built in shower with separate shower attachment, folding shower door, extractor fan, LED down lighting.

Door off landing to:

### BEDROOM 2

11'2 x 10'3 (3.40m x 3.12m)

Double glazed windows to the side having a westerly aspect, built in triple sliding doored wardrobe with hanging and shelving space, double panelled radiator.

### FRONT GARDEN

30' x 22' (9.14m x 6.71m )

Off road hard standing for three cars, lawned area enclosed by railway sleepers, enclosed by low brick wall.

### GARAGE

15'8" x 12'7" (4.79 x 3.85)

With up and over door, part frosted glazed door giving access to side courtyard area with gate giving access to the front of the property.

### REAR GARDEN

58' x 55' (17.68m x 16.76m)

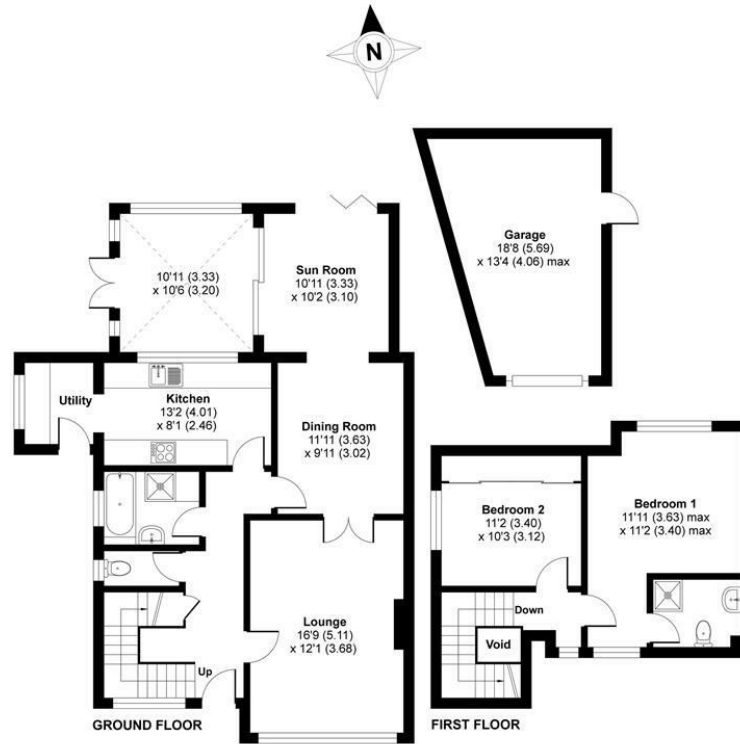
Mainly laid to lawn, raised patio area enclosed by railway sleepers, further patio area, two central flower beds enclosed by railway sleepers, corner flower bed area enclosed by railway sleepers, timber built storage shed with two windows and two part glazed doors, pitched roof lean to area, all having a northerly/westerly aspect.



## Falcon Close, Shoreham-by-Sea, BN43

Approximate Area = 1548 sq ft / 144 sq m (includes garage)

For identification only - Not to scale



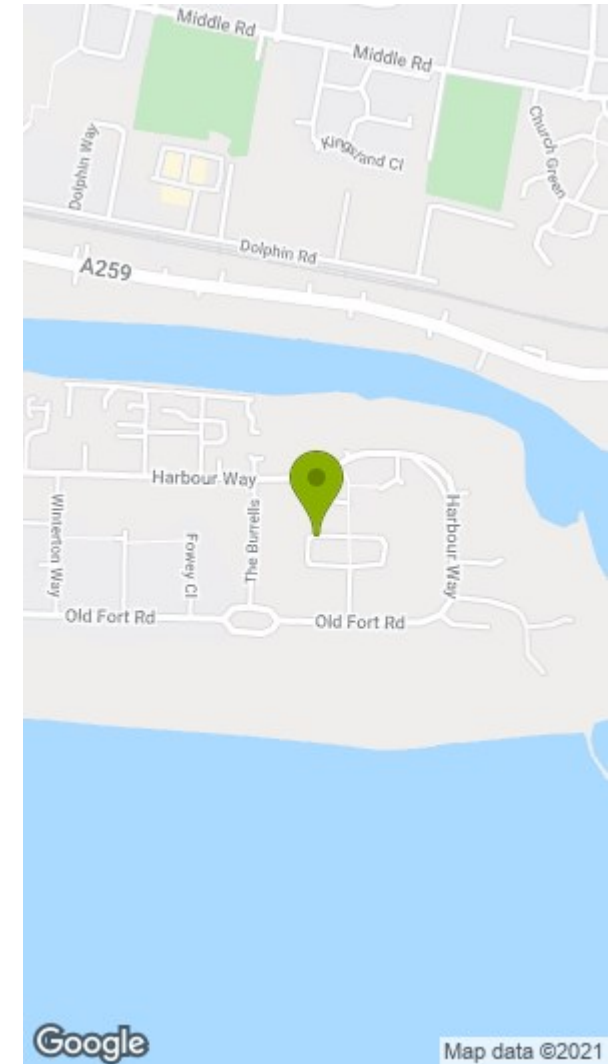
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Warwick Baker Estate Agent Ltd. REF: 643504

### 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	85
	62
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
	82
	54
England & Wales	EU Directive 2002/91/EC