



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

**WB**  
WARWICK BAKER  
ESTATE AGENT



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

Offers In Excess Of £729,950

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Warwick Baker Estate Agents proudly presents this stunning semi-detached chalet-style house, meticulously maintained and within an enviable 100 metres from the picturesque Shoreham Foreshore. This exceptional property offers unparalleled convenience, granting effortless access to the vibrant town centre and mainline railway station, with London-Victoria reachable in just 80 minutes via a nearby footbridge, only 1500 metres away.

Step inside to discover an inviting entrance vestibule leading to a spacious entrance hall. The generous 16' living room provides a warm and welcoming atmosphere, while the expansive 23' kitchen/dining room is an entertainer's dream, ideal for family gatherings and social occasions. This remarkable home features four well-appointed double bedrooms, including a luxurious main suite with a fully-tiled en-suite shower room for added privacy and comfort. A stylishly designed fully-tiled family bathroom ensures ample facilities for everyone.

- ENTRANCE VESTIBULE + ENTRANCE HALL
- UTILITY ROOM
- 37' SOUTH FACING REAR GARDEN

- FOUR DOUBLE BEDROOMS
- FULLY TILED FAMILY BATHROOM
- GARAGE

- 16' SOUTH FACING LIVING ROOM
- FULLY TILED EN-SUITE SHOWER ROOM TO MAIN BEDROOM

- 23' MODERN KITCHEN/DINING ROOM
- OFF ROAD PARKING FOR NUMEROUS VEHICLES

Part double glazed front door to leading to:

**KITCHEN/DINING ROOM**

**23'11" x 17'10" (7.30 x 5.44)**

Comprising Quartz work top with inset 'NEFF' induction hob, range of slow closing drawers and cupboards under, matching Quartz back splash with tiling over, complemented by matching wall units over with LED downlighting, built in integrated extractor, storage unit to the side with spice display shelving, built in integrated fridge/freezer to the side, twin eye level 'NEFF' 'BAKE OFF' style electric ovens to the side, slow closing drawers under, storage cupboards over, pull out larder style display unit to the side, adjacent matching Quartz worktop with range of drawers and cupboards under, matching Quartz back splash, tiling over, complemented by matching wall units over with LED downlighting, free standing Quartz four seater breakfast bar/island with inset 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap, wine cooler under, 'BOSCH' integrated dishwasher to the side, pullout bin unit to the side, slow closing cupboards to the side, feature downlighting over, 'KARNDEAN' flooring.

Door off entrance hall to:

**ENTRANCE VESTIBULE**

**12'5" x 2'9" (3.80 x 0.85)**

Frosted double glazed windows to the front, 'KARNDEAN' flooring.

Door off entrance vestibule to:

**ENTRANCE HALL**

**in length (in length)**

Double glazed window to the front, dado with decorative beading under, floor to ceiling contemporary style double panelled radiator, door giving access to downstairs storage cupboard with cloaks hanging space, 'KARNDEAN' flooring, LED downlighting.

Door off entrance hall to:

**OPEN PLAN LIVING/KITCHEN DINING ROOM**

**BEDROOM 1**

**14'9" x 10'0" (4.52 x 3.05)**

Double glazed windows with plantation style shuttering to the

rear having a favoured southerly aspect, contemporary style double panelled radiator, door giving access to walk in wardrobe with hanging and shelving space.

Door off bedroom 1 to:

**LIVING ROOM**

**16'11" x 15'11" (5.16 x 4.86)**

Range of double glazed bi-fold doors to the rear having a favoured southerly aspect, space on the wall for flat screen TV, feature living flame electric fireplace under, feature recessed ceiling lighting, LED downlighting, double glazed canopied skylight, three contemporary style double panelled radiators, part 'KARNDEAN' flooring, double glazed canopied skylight.

**BEDROOM 3**

**11'11" x 10'11" (3.65 x 3.33)**

Double glazed windows with plantation style shuttering to the front, contemporary style double panelled radiator, feature recessed ceiling lighting, LED downlighting.

Door off entrance hall to:

**UTILITY ROOM**

**9'0" x 5'3" (2.75 x 1.61)**

Comprising granite effect work top with space and plumbing for washing machine and tumble dryer under, storage cupboard over, storage cupboard to the side housing 'ALPHA' wall mounted gas fired combination boiler, space for American style fridge/freezer to the side, double glazed window to the side having a westerly aspect, contemporary style single panel radiator, 'KARNDEAN' flooring, LED downlighting.

Turning staircase with inset lighting up from entrance hall to:

**LANDING**

**12'9" x 6'0" (3.91 x 1.83)**

Part sloping ceiling with 'VELUX' window over the staircase, double glazed windows with plantation style shuttering to the front, contemporary style single panel radiator, dado rail with decorative beading under, LED downlighting.

Door off landing to:

**EN-SUITE SHOWER ROOM**

Comprising contemporary style vanity unit with inset wash hand

basin with mixer tap, two drawers below, tiled flooring, heated hand towel rail, part sloping ceiling with 'VELUX' window, extractor fan, step in fully tiled shower cubicle with built in shower with rainfall style shower head, separate shower attachment, glass shower screen.

Door off landing to:

**BEDROOM 2**

**12'11" x 10'11" (3.95 x 3.09)**

Double glazed windows with plantation style shuttering to the rear having a favoured southerly aspect and glimpses of The English Channel, contemporary style double panelled radiator, LED downlighting.

Door off landing to:

**BEDROOM 4**

**9'0" x 7'2" (2.75 x 2.20)**

Double glazed windows with plantation style shuttering to the side having a westerly aspect, contemporary style double panelled radiator, part wood panelled wall.

Door off landing to:

**FAMILY BATHROOM**

Comprising free standing contemporary style bath with mixer tap and separate shower attachment, comprising contemporary style vanity unit with inset wash hand basin with mixer tap, two drawers below, low level wc, double glazed windows with plantation style shuttering to the front, heated hand towel rail, LED downlighting, extractor fan.

**FRONT GARDEN**

**37'8" x 29'1" (11.50 x 8.88)**

Laid to brick hard standing with off road parking for numerous vehicles, shingle area all enclosed by low walling.

**GARAGE**

**11'11" x 9'0" (3.64 x 2.75)**

With twin roll up and over doors, power and lighting.

**REAR GARDEN**

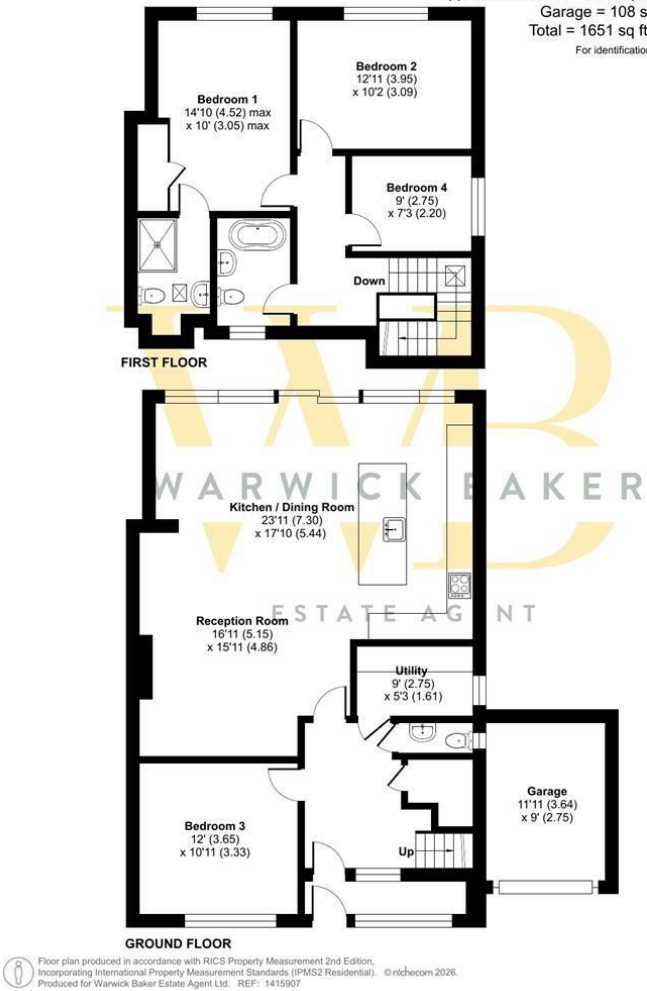
**31'5" x 37'8" (9.58m x 11.48m)**

Having a favoured southerly aspect, laid to decking, astro turf area, built in calor gas bar-b-que with tiled display shelves,



Falcon Close, Shoreham-by-Sea, BN43

Approximate Area = 1543 sq ft / 143.3 sq m  
Garage = 108 sq ft / 10 sq m  
Total = 1651 sq ft / 153.3 sq m  
For identification only - Not to scale



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) 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 <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |