



7 Seahaven Gardens | | Shoreham-By-Sea | BN43 5NX



ESTATE AGENT



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Offers In Excess Of £575,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS STUNNING DETACHED PROPERTY ON SHOREHAM BEACH.

LOCATED WITHIN A FEW HUNDRED METRES OF THE BEACH THE PROPERTY IS IMMACULATELY PRESENTED. HAVING BEEN COMPLETELY RENOVATED AND RECONFIGURED TO A HIGH STANDARD BY THE CURRENT VENDOR.

OFFERED WITH NO CHAIN THE PROPERTY BOASTS THREE BEDROOMS AND A BATHROOM ON THE FIRST FLOOR, LIVING ROOM AND OPEN PLAN KITCHEN DINER TO CONSERVATORY WITH UTILITY ON THE GROUND FLOOR.

- NO CHAIN
- 26'1 KITCHEN / RECEPTION ROOM
- STUNNING VIEWS
- DETACHED HOUSE
- 15'11 CONSERVATORY
- CALL NOW 01273 461144
- POTENTIAL TO EXTEND
- RENOVATED TO A HIGH STANDARD
- THREE BEDROOMS
- METRES FROM THE BEACH

## COVERED ENTRANCE PORCH

### ENTRANCE HALL

Side aspect window, stairs rising to the First Floor landing, door to Cloakroom, door to

### OPEN PLAN KITCHEN / RECEPTION ROOM

26'1 17'9 (7.95m 5.41m)

Southerly aspect bay window, Refitted modern kitchen with breakfast bar, range of base level units with work surfaces, inset sink unit, space for range style cooker, extractor over, door to Utility, bi-folding doors to Conservatory.

### UTILITY

Base level units, work surfaces, space for appliances.

### CONSERVATORY

15'11 x 9'3 (4.85m x 2.82m)

Side and rear aspect windows, double doors leading out onto the Rear Gardens

### CLOAKROOM

Modern suite, W.C, wash hand basin.

### FIRST FLOOR LANDING

Side aspect window, doors to all rooms.

## MASTER BEDROOM

12'3 x 11'1 (3.73m x 3.38m)

Southerly aspect window with views of the beach and Widewater Lagoon. fitted wardrobes.

## BEDROOM 2

11'1 x 9'1 (3.38m x 2.77m)

Rear aspect window with stunning views of the South Downs and Lancing College, loft access, cupboard.

## BEDROOM 3

9' x 6'4 (2.74m x 1.93m)

Southerly aspect window with views of the beach and Widewater Lagoon, cupboard.

## BATHROOM

Refitted modern suite, panel enclosed bath, shower cubicle, wash hand basin, W.C, rear aspect window with stunning views of the South Downs and Lancing College.

## OUTSIDE

### FRONT GARDEN

Predominantly paved, parking for several cars and space for caravan / motor home, side access.

### REAR GARDEN

Secluded beach themed low maintenance gardens, decked areas, hot tub.

## OFFICE / STUDIO

Timber Office, Studio with power.

## 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.

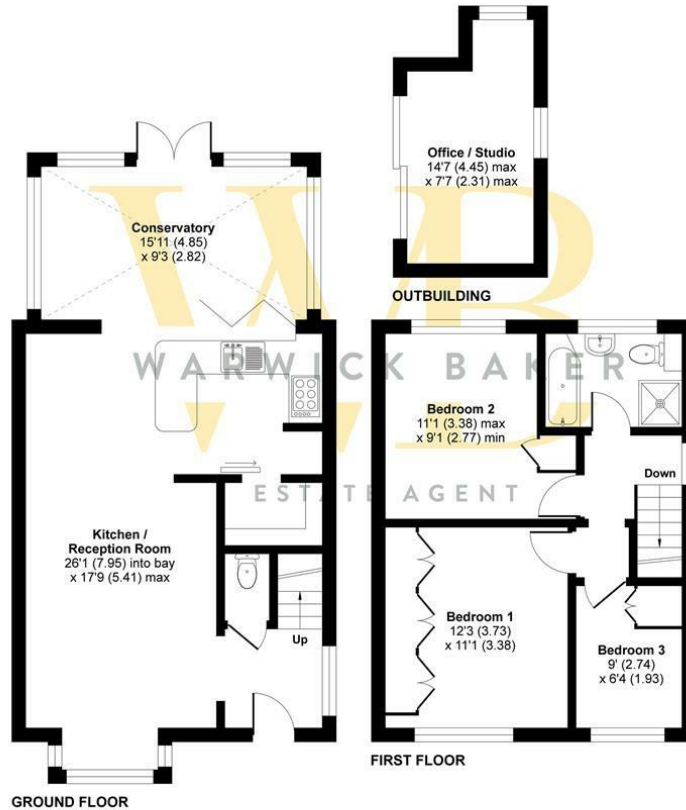
\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

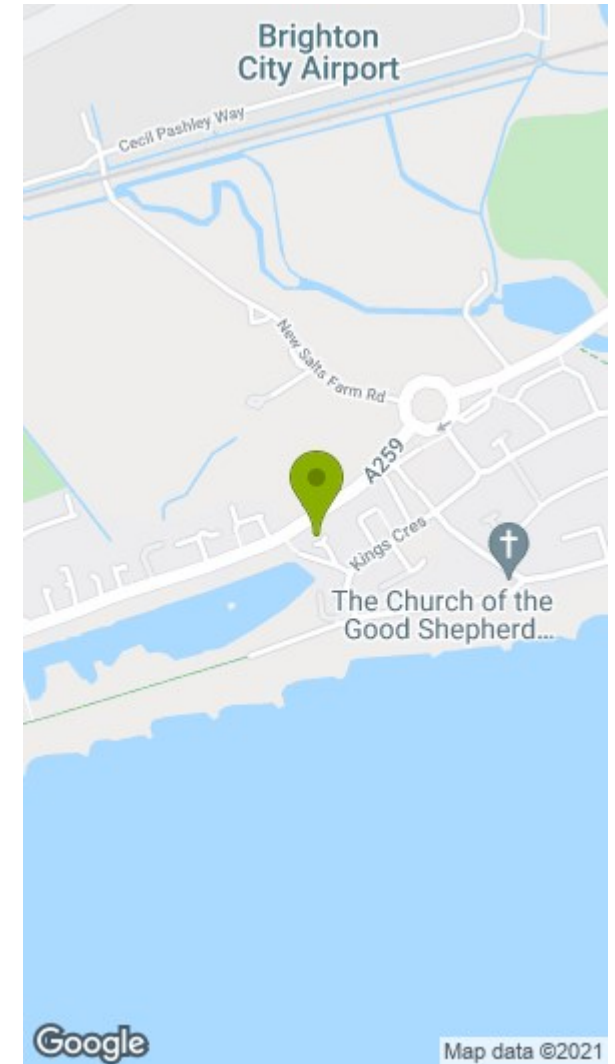


## Seahaven Gardens, Shoreham-by-Sea, BN43

Approximate Area = 1011 sq ft / 93.9 sq m  
 Outbuilding = 99 sq ft / 9.1 sq m  
 Total = 1110 sq ft / 103 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). © nichcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 737778.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	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	78	England & Wales
		56	EU Directive 2002/91/EC
			58
			60