12 The Marlinespike | | Shoreham-By-Sea | BN43 5RD

WARWICK BAKER
ESTATE AGENT

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£609,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE DETACHED FAMILY HOME.

LOCATED ON SHOREHAM BEACH WITHIN 500 METRES OF THE FOOTBRIDGE A SHORT WALK FROM SHOREHAM MAINLINE RAILWAY STATION AND SHOREHAM TOWN CENTRE.

THE PROPERTY BENEFITS FROM, ENTRANCE VESTIBULE, ENTRANCE HALL, SOUTH FACING LIVING ROOM/DINING ROOM, OFFICE/BEDROOM 3, STUNNING MODERN KITCHEN, BREAKFAST ROOM, GROUND FLOOR BATHROOM. THERE ARE TWO DOUBLE BEDROOMS ON THE

- DETACHED BUNGALOW
- OFFICE/BEDROOM 3
- PRIVATE DRIVE + INTEGRAL GARAGE
- MODERN REFITTED KITCHEN
- MODERN BATHROOM
- 31' REAR GARDEN + ANNEXE
- 23'9 LIVING DINING ROOM
- BREAKFAST ROOM
- 2 DOUBLE BEDROOMS
- GROUND FLOOR BATHROOM

Part double glazed front door leading to:

ENTRANCE VESTIBULE
7'1" x 6'6" (2.18 x 1.99)
Double glazed windows to the front having a favoured southerly aspect, double glazed window to the side having an easterly aspect, tiled flooring.

Part frosted double glazed door off entrance vestibule to:

ENTRANCE HALL
17'1" in length (5.22 in length)
Glass blocks with borrowed light from the living room, radiator with radiator cover, burglar alarm control panel, solid oak wood flooring, door giving access to understairs storage cupboard.

Door off entrance hall to:

LOUNGE THROUGH DINING ROOM
23'9" x 17'4" (7.26 x 5.3)
Double glazed windows to the front with integral blinds having a favoured southerly aspect, two double glazed windows with integral blinds to the side having an easterly aspect, solid oak wood flooring, two double panelled radiators, LED downlighting.

Door off lounge/dining room to:

OFFICE/BEDROOM 3
13'1" x 10'10" (4 x 3.31)
Double glazed windows to the rear, double panelled radiator, engineered oak flooring, LED downlighting, wall mounted control box for the alarm system.

Door off entrance hall to kitchen:

KITCHEN
14'7" x 9'1" (4.47 x 2.77)
Comprising stainless steel sink unit with mixer tap, inset into composite granite work top, with 'De Dietrich' induction hob to the side, 'Bosch' electric oven under, range of built in storage cupboards to the side, built in integrated 'Bosch' dishwasher to the side, built in integrated 'Hotpoint' washing machine to the side, pull out spice drawer, tiled splash back, stainless steel and glass extractor hood over, matching wall unit to the side, corner end display shelving to the side, adjacent matching work top, cupboards under, display wine rack to the side, tiled splash back, complimented by wall units over, display shelving to the side, built in integrated 'Hotpoint' fridge/freezer to the side, further adjacent matching work top, with slow closing drawers and cupboards under, two glass display cabinets over, display shelving, LED downlighting, tiled flooring, double glazed windows to the side having a westerly aspect.

Square opening off kitchen to:

BREAKFAST ROOM
10'9" x 8'9" (3.28 x 2.69)
Double glazed windows to the side having an easterly aspect, frosted glazed windows having a westerly aspect, double glazed windows and twin double glazed doors to the rear, double panelled radiator, tiled flooring with under floor heating, LED downlighting.

Door off entrance hall to:

BATHROOM
Being part tiled, comprising panelled bath with mixer tap, built in shower with separate shower attachment, folding shower screen, vanity unit with inset wash hand basin and contemporary style mixer tap, range of storage cupboards under, low level wc to the side, tiled flooring, heated hand towel rail, frosted double glazed windows to the rear, LED downlighting, extractor fan.

Stairs with bannister and spindle to:

LANDING
Door giving access to eaves storage cupboard, double doors giving access to cupboard with shelving, LED downlighting.

Door off landing to:

BEDROOM 1
14'11" x 13'0" (4.57 x 3.98)
Double glazed windows to the front having a favoured southerly aspect, double panelled radiator, built in triple sliding doored wardrobe with hanging and shelving space, engineered oak flooring.

Door off landing to:

BEDROOM 2
11'1" x 9'1" (3.38 x 2.77)
Double glazed window to the side having a westerly aspect, double panelled radiator, engineered oak flooring, access to loft storage space, LED downlighting, recessed study area 2.6m x 1.4m double glazed windows to the rear, engineered oak flooring, LED downlighting.

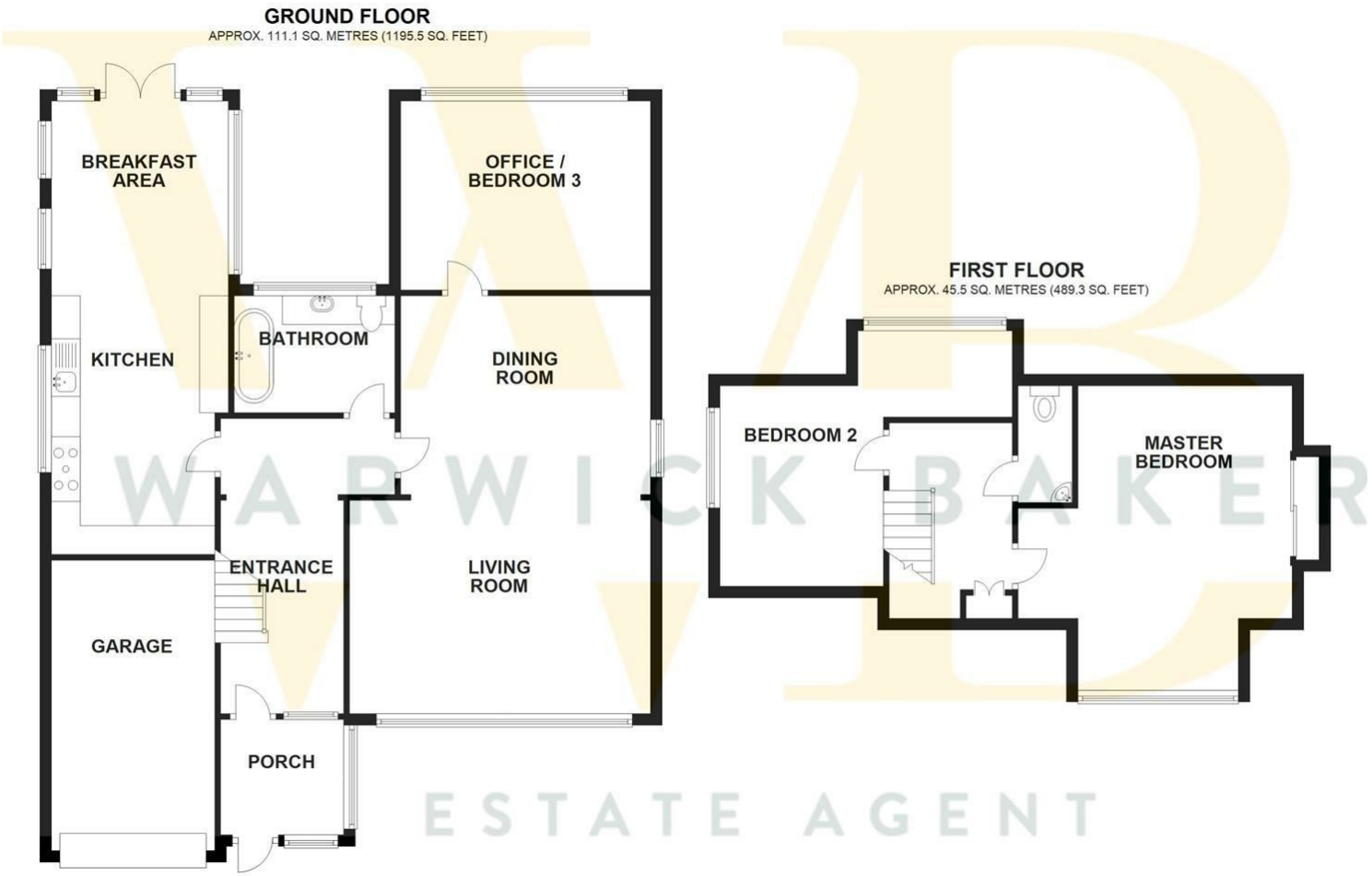
Door off landing to:

CLOAKROOM
Comprising low level wc, wall mounted wash hand basin with contemporary style mixer tap, tiled splash back, single panel radiator, tiled flooring, extractor fan LED spotlight.

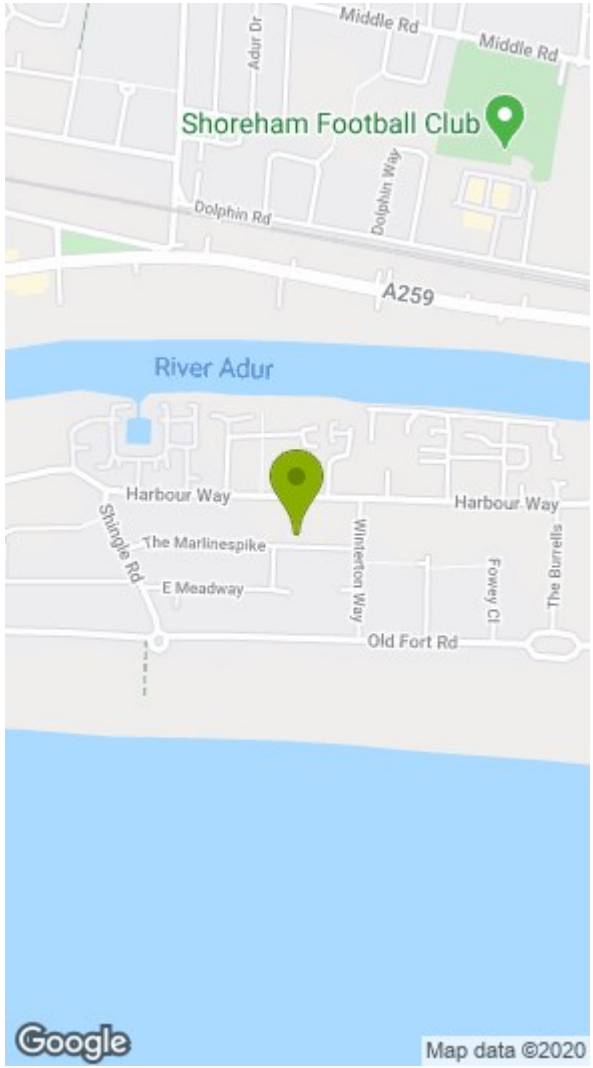
FRONT GARDEN
44'3" x 31'9" (13.5 x 9.7)
Private driveway laid totally to rumblestone, separate shaled area with two raised flower beds, further flower and shrub border enclosed by railway sleepers, side gates to either side giving access to the rear garden

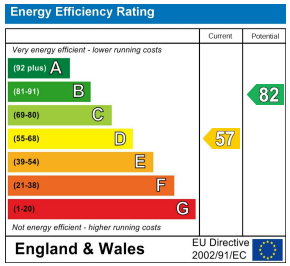
INTEGRAL GARAGE
17'10" x 8'1" (5.46 x 2.48)
With electric roll up door, power and lighting, wall mounted gas and electric meters, ' Ideal' wall mounted gas condensing boiler, door giving access to the side of the property.

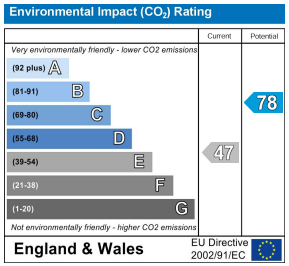
REAR GARDEN
44'3" x 31'9" (13.49m x 9.68m)
Patio area, lawned area, raised flower tree and shrub border, detached annexe 3.1m x 7.4m with twin double glazed doors and windows, power and lighting, timber built shed, fencing to both sides, high wall to the rear.



TOTAL AREA: APPROX. 156.5 SQ. METRES (1684.8 SQ. FEET)







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

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