



15 Sea Spray Avenue | | Shoreham-By-Sea | BN43 5PR



ESTATE AGENT



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Offers In Excess Of £375,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS 3 DOUBLE BEDROOM TOWN HOUSE IN SUSSEX WHARF ON SHOREHAM BEACH.

OFFERED WITH NO CHAIN, THE PROPERTY BOASTS A LARGE WESTERLY ASPECT LIVING / DINING ROOM, KITCHEN AND CLOAKROOM ON THE GROUND FLOOR, 2 DOUBLE BEDROOMS AND FAMILY BATHROOM ON THE FIRST FLOOR AND THE MASTER BEDROOM WITH EN SUITE ON THE SECOND FLOOR.

PLEASE CALL TO VIEW 01273 461144

- 3 DOUBLE BEDROOMS
- TOWN HOUSE
- 2 BATHROOMS
- PARKING & GARAGE
- QUIET LOCATION
- NO ONWARD CHAIN
- WEST FACING GARDEN
- LIVING / DINING ROOM
- CALL NOW TO VIEW
- 01273 461144

ENTRANCE HALL

Cover entrance porch, doors giving access to all rooms, stairs turning and rising to the First Floor Landing.

LIVING / DINING ROOM

Westerly aspect windows, French doors leading out onto the rear gardens, under stairs cupboard.

KITCHEN

Modern range of wall and base level units, work surfaces, inset hob, oven under, extractor over, inset sink unit, space for appliances, front aspect window.

CLOAKROOM

Matching white suite, low level W.C., wash hand basin, obscure glass front aspect window.

FIRST FLOOR LANDING

Doors giving access to both Bedrooms, Bathroom, stairs turning and rising to Bedroom 1.

BEDROOM 2

Rear aspect windows.

BEDROOM 3

Front aspect windows.

BATHROOM

Matching white suite, panel enclosed bath with shower over, pedestal wash hand basin, low level W.C.

SECOND FLOOR

BEDROOM 1

Front and rear aspect windows, door to

EN SUITE SHOWER ROOM

Step in shower cubicle, pedestal wash hand basin, low level W.C., rear aspect Velux style window.

OUTSIDE

REAR GARDEN

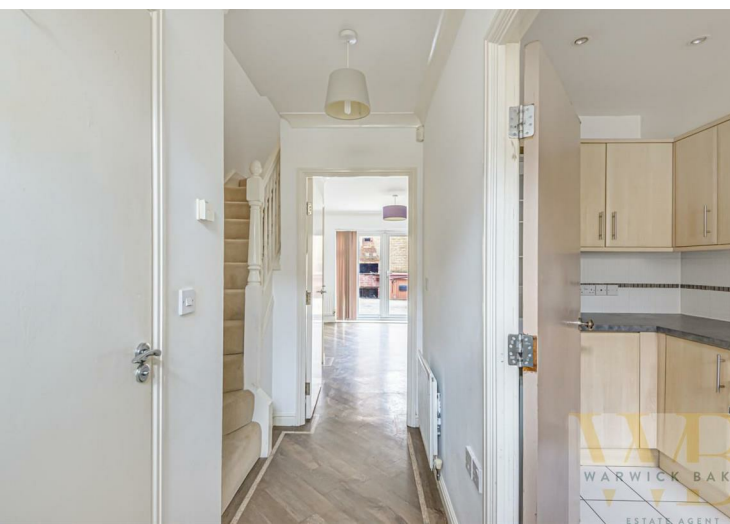
Westerly aspect, enclosed by panel fencing, decked for low maintenance. Gated rear access.

GARAGE

Situated at the rear of the property en bloc.

ESTATE MANAGEMENT CHARGE

There is an annual Estate Management Charge of approximately £150 which is paid 6 monthly.





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		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		England & Wales	EU Directive 2002/91/EC	