



2 Ashlings Way | | Shoreham-By-Sea | BN43 6JT

WB
WARWICK BAKER
ESTATE AGENT



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£750,000

*** £750,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS STUNNING DETACHED PROPERTY IN A PRIVATE ROAD, ASHLINGS WAY.

OFFERED IN IMMACULATE CONDITION THE PROPERTY HAS BEEN LOVINGLY EXTENDED AND MODERNISED BY THE CURRENT VENDORS.

ON THE GROUND FLOOR THERE IS A MODERN KITCHEN, UTILITY, DINING ROOM, LIVING ROOM, PLAYROOM AND CLOAKROOM. UPSTAIRS THERE ARE THREE BEDROOMS AND A FAMILY BATHROOM.

- DETACHED HOUSE
- THREE BEDROOMS
- CALL NOW
- QUIET LOCATION
- ELEVATED POSITION WITH VIEWS
- 01273 461144
- SOUTHERLY FACING GARDENS
- DRIVEWAY PROVIDING PARKING
- IMMACULATE CONDITIUON
- GARDEN OFFICE / STUDIO

COVERED ENTRANCE PORCH

ENTRANCE HALL

Door to front, doors giving access to Kitchen, Living Room & W.C, stairs rising to the First Floor landing.

KITCHEN

12'8 x 10'11 (3.86m x 3.33m)

Refitted modern Shaker style kitchen, extensive range of wall and base units, work surfaces over, inset gas hob, extractor over, eye level double oven, inset Butler sink, centre island unit / breakfast bar, space and plumbing for American style fridge/freezer, integrated dishwasher, Westerly aspect window to front, opening to Dining Room, door to

UTILITY

Continuation of wall and base units, inset sink unit, space and plumbing for appliances, front aspect window, door leading out onto the gardens.

DINING ROOM

9'8 x 9'2 (2.95m x 2.79m)

Southerly aspect window, patio doors leading out onto the rear gardens.

LIVING ROOM

17'2 x 11'7 (5.23m x 3.53m)

Southerly aspect room, side and rear aspect windows over looking the rear gardens, double doors to

PLAYROOM

9'1 x 8'11 (2.77m x 2.72m)

Side aspect window, door leading out onto the rear gardens.

W.C

Modern matching suite, low level W.C, wash hand basin.

FIRST FLOOR FLANDING

Doors giving access to all Bedrooms and Family Bathroom.

BEDROOM 1

14'1 x 7'7 (4.29m x 2.31m)

Westerly aspect room with views, windows to front, eaves storage.

BEDROOM 2

13'8 x 9'2 (4.17m x 2.79m)

Westerly aspect room with views, fitted double wardrobes, eaves storage.

BEDROOM 3

9'6 x 9'2 (2.90m x 2.79m)

Easterly aspect room with views, eaves storage.

BATHROOM

Modern matching suite, panel enclosed bath, pedestal wash hand basin, step in shower cubicle, W.C, Velux window.

OUTSIDE

FRONT GARDEN

Laid to shingle providing off road parking.

INTEGRAL GARAGE

10'11 x 9'1 (3.33m x 2.77m)

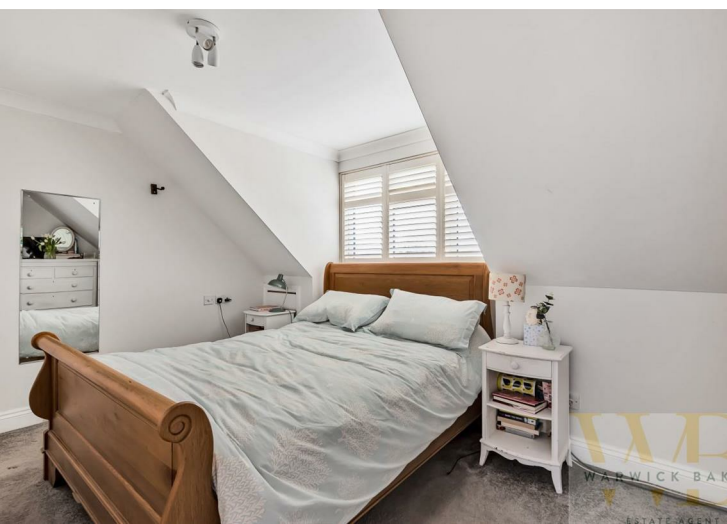
Partially converted providing storage, power and light, up and over door.

REAR GARDEN

Enclosed by panel fencing large area of lawn, raised area of patio, raised flower and shrub borders, garden shed.

OFFICE / STUDIO

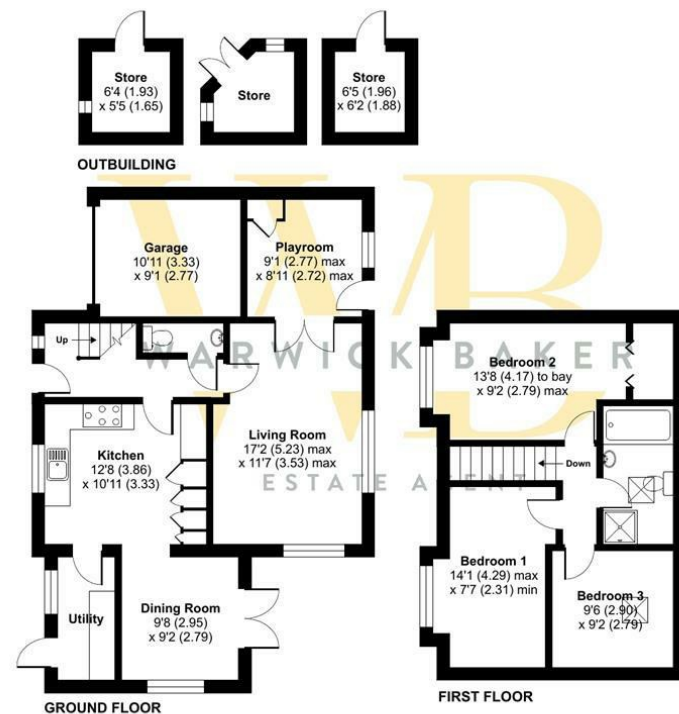
Power and light.



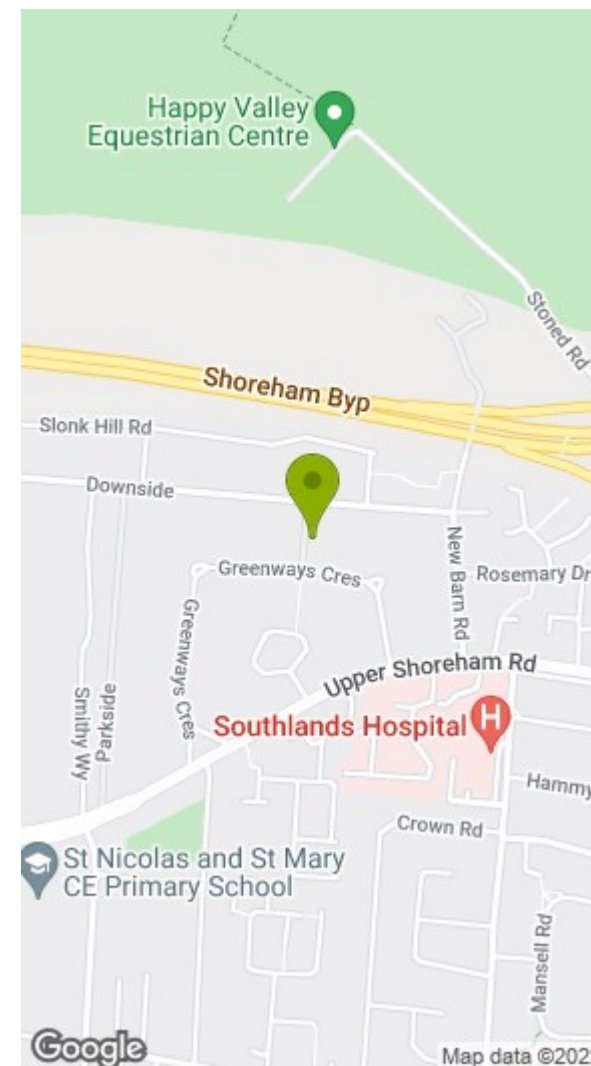
Ashlings Way, Shoreham-by-Sea, BN43

Approximate Area = 1156 sq ft / 107.4 sq m
 Garage = 100 sq ft / 9.3 sq m
 Outbuilding = 107 sq ft / 9.9 sq m
 Total = 1363 sq ft / 126.6 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). © richcom 2022.
 Produced for Warwick Baker Estate Agent Ltd. REF: 808981



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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	