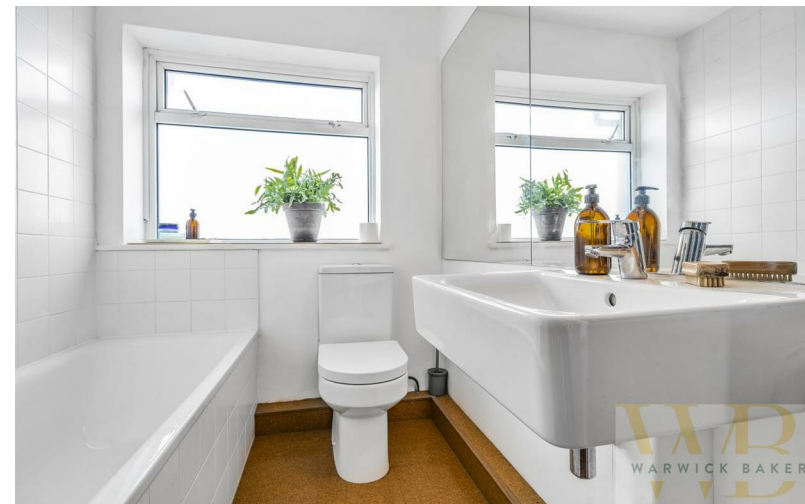




41 Cheal Close | | Shoreham-By-Sea | BN43 5RQ

WB
WARWICK BAKER
ESTATE AGENT



41 Cheal Close | | Shoreham-By-Sea | BN43 5RQ

Offers In Excess Of £440,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS MID TERRACE PROPERTY ON SHOREHAM BEACH, CHEAL CLOSE.

THE PROPERTY IS CONVENIENTLY LOCATED WITHIN A FEW MINUTES WALK OF THE FOOTBRIDGE AND THE BEACH. INSIDE THERE IS A 26'1 OPEN PLAN LIVING DINING ROOM WITH BOTH AN EASTERLY & WESTERLY ASPECT, KITCHEN AND W.C ON THE GROUND FLOOR. UPSTAIRS THERE ARE THREE BEDROOMS AND A BATHROOM.

PLEASE CALL FOR AN APPOINTMENT TO VIEW - 01273 461144

- CHEAL CLOSE, SHOREHAM BEACH
- FRONT & REAR GARDENS
- PLEASE CALL TO VIEW
- THREE BEDROOM HOUSE
- DOWNSTAIRS CLOAK ROOM
- 01273 461144
- 26' LIVING DINING ROOM
- WALKING DISTANCE TO TOWN
- CLOSE TO THE FOOTBRIDGE
- CLOSE TO THE BEACH

ENTRANCE HALL

Door to front, door to Living / Dining Room, door to

W.C

Low level W.C, wash hand basin.

LIVING / DINING ROOM

26'1 x 13'9 (7.95m x 4.19m)

Double aspect room, with an Easterly aspect Living area, stairs leading up to the First Floor Landing, opening to a Westerly aspect Dining area, sliding patio doors leading out onto the rear gardens, opening to

KITCHEN

12'4 x 7'4 (3.76m x 2.24m)

Range of fitted wall and base units, work surfaces, inset sink unit, inset hob, oven under, extractor over, space for appliances. Understairs larder cupboard.

FIRST FLOOR LANDING

Doors giving access to all rooms, loft access.

BEDROOM ONE

12'4 x 11'1 (3.76m x 3.38m)

Westerly aspect window, built in cupboard.

BEDROOM TWO

10'5 x 9'10 (3.18m x 3.00m)

Easterly aspect window, built in wardrobes.

BEDROOM THREE

Easterly aspect window, overstairs cupboard.

BATHROOM

Matching suite, panel enclosed bath, pedestal wash hand basin, W.C, obscure glass rear aspect window.

OUTSIDE

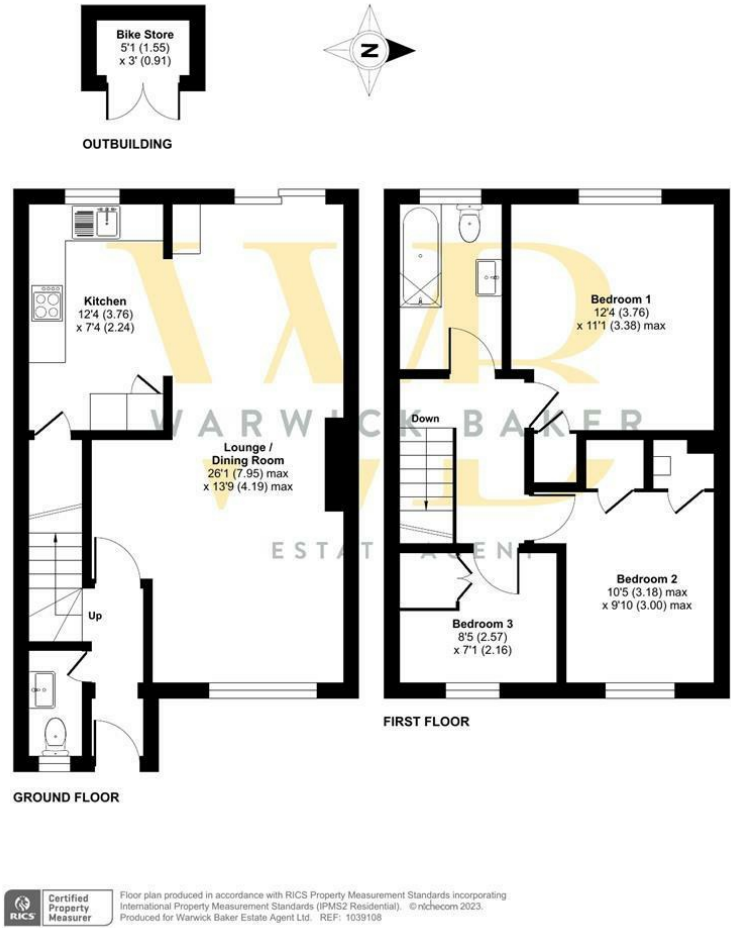
FRONT GARDEN

REAR GARDEN



Cheal Close, Shoreham-by-Sea, BN43

Approximate Area = 920 sq ft / 85.4 sq m
Outbuilding = 15 sq ft / 1.3 sq m
Total = 935 sq ft / 86.7 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 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	