



West House West Beach | | Shoreham-By-Sea | BN43 5LF





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£1,300,000

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

OFFERED WITH NO CHAIN AND VACANT POSSESSION THE PROPERTY BOAST FLEXIBLE ACCOMMODATION OVER TWO FLOORS. ON THE GROUND FLOOR THERE ARE THREE DOUBLE BEDROOMS, MASTER WITH EN SUITE, & A FAMILY BATHROOM. UPSTAIRS THERE IS A LIVING ROOM WITH VIEWS OF THE BEACH, MODERN KITCHEN WITH VIEWS OF THE SOUTH DOWNS, DINING ROOM WITH VIEWS OF THE BEACH, DOUBLE BEDROOM WITH VIEWS AND A CLOAKROOM.

- SHOREHAM BEACH
- STUNNING VIEWS
- SOUTHERLY ASPECT BALCONY
- FOUR DOUBLE BEDROOMS
- LIVING ROOM WITH SEA VIEWS
- NO UPWARD CHAIN
- THREE BATHROOMS
- MODERN FITTED KITCHEN
- LANSCAPED REAR GARDENS
- DINING ROOM

### ENTANCE HALL

Door to front, stairs turning and rising to the First Floor Landing, under stairs storage, doors giving access to, Family Bathroom, Bedrooms 2, 3, 4, Utility Room, and the Integral Garage.

### BEDROM TWO

**15' x 11'11" (4.57m x 3.63m)**

Rear aspect window with views over looking the rear gardens, door to

### EN-SUITE

Matching modern suite, walk in shower, W.C, wash hand basin.

### BEDROOM THREE

**14'2 x 11'11" (4.32m x 3.63m)**

Southerly aspect window with views over looking the beach.

### BEDROOM FOUR

**18'2 x 10'11" (5.54m x 3.33m)**

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

### BATHROOM

Matching suite, panel enclosed bath, walk in shower cubicle, wash hand basin, W.C, rear aspect window.

### UTILITY ROOM

Range of wall and base units, space and plumbing for appliances, side door leading out onto the rear garden.

### FIRST FLOOR LANDING

Galleried landing with doors giving access to all rooms, sliding patio doors leading out onto the balcony.

### BALCONY

Southerly aspect with stunning views of the beach.

### LIVING ROOM

**18'8 x 16'1" (5.69m x 4.90m)**

Southerly aspect room with views of the beach.

### KITCHEN

**14'2 x 11'11" (4.32m x 3.63m)**

Modern fitted kitchen with an extensive range of wall and base units, work surfaces, integrated dishwasher, inset double sink unit, space for range style cooker with extractor over, space and plumbing for American style fridge freezer, rear aspect window with views of the South Downs, opening to

### DINING ROOM

**18' x 11' (5.49m x 3.35m)**

Southerly aspect room with views of the beach, side aspect window.

### BEDROOM ONE

**19'7 x 11'11" (5.97m x 3.63m)**

Rear aspect window with views of the South Downs, side aspect window, walk in wardrobe with fitted wardrobes, door to

### EN-SUITE

Matching suite, P-shaped bath, wash hand basin, W.C.

### CLOAK ROOM

W.C, wash hand basin.

### OUTSIDE

#### INTEGRAL DOUBLE GARAGE

**18'1 x 16'1" (5.51m x 4.90m)**

Electric up and over door.

#### FRONT GARDEN

Area of lawn, paved providing off road parking for numerous cars, gated side access.

#### REAR GARDEN

Landscaped gardens, raised flower and shrub borders.



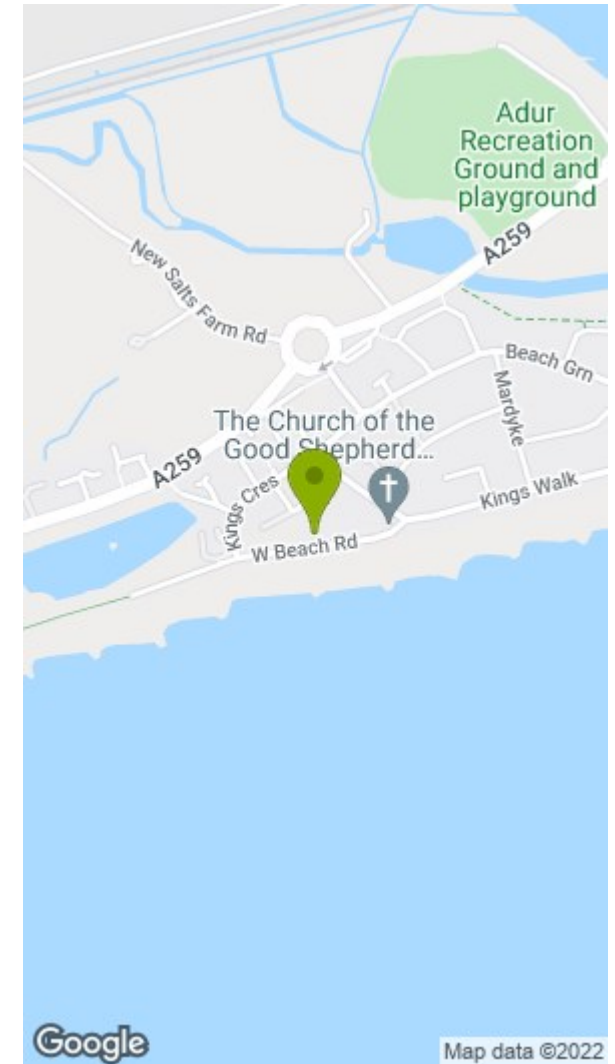
## West House, West Beach, Shoreham-by-Sea, BN43

Approximate Area = 2693 sq ft / 250.1 sq m (includes garage and excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecomm 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 788970



### 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

