



2 Sussex Wharf | | Shoreham-By-Sea | BN43 5PS



ESTATE AGENT



## 2 Sussex Wharf | | Shoreham-By-Sea | BN43 5PS

£535,000

\*\*\* £535,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SEMI DETACHED TOWN HOUSE ON SHOREHAM BEACH.

HAVING BEEN RECENTLY MODERNISED TO A HIGH STANDARD THE PROPERTY BENEFITS FROM FLEXIBLE ACCOMMODATION SET OVER 3 FLOORS. ON THE GROUND FLOOR THERE IS AN OPEN PLAN LIVING DINING ROOM, REFITTED MODERN KITCHEN AND W.C. UPSTAIRS THERE ANOTHE 2 FLOORS WITH 4 BEDROOMS, MASTER WITH ENSUITE AND A FAMILY BATHROOM.

VENDOR SUITED - CALL NOW 01273 461144

- SHOREHAM BEACH
- RIVER VIEWS
- FOUR BEDROOMS
- RECENTLY MODERNISED
- NEW KITCHEN
- 16' 1" LIVING / DINING ROOM
- GARAGE & PARKING
- QUIET LOCATION
- VENDOR SUITED
- 01273 461144

## ENTRANCE HALL

Door to front, doors giving access to Living / Dining Room, Kitchen, W.C, stairs rising to the First Floor Landing.

## LIVING DINING ROOM

16'1x 13'5 (4.90mx 4.09m)

Southerly aspect room with French doors leading out onto the Rear Gardens.

## KITCHEN

10'10" x 8'5" (3.30m x 2.57m )

Refitted modern with a range of wall and base units, inset sink unit, inset hob, oven under, extractor over, integrated appliances, front aspect window with views of the River Adur.

## GROUND FLOOR W.C

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

## FIRST FLOOR LANDING

Doors giving access to both Bedrooms 2, 3, family Bathroom

## BEDROOM 2

13'4" x 9'0" (4.06m x 2.74m )

Two Southerly aspect windows, built in double wardrobes.

## BEDROOM 3

13'4" x 10'3" (4.06m x 3.12m)

Front aspect window with views of the River & the South Downs.

## BATHROOM

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

## SECOND FLOOR LANDING

Doors giving access to both Bedrooms 1 and 4.

## BEDROOM 1

Front aspect window with views of the river Adur and across to the South Downs, built in double wardrobes, door to

## ENSUITE

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

## BEDROOM 4

9'10" x 8'7" (3.00m x 2.62m )

Southerly aspect window with views over the Rear Gardens.

## OUTSIDE

### REAR GARDENS

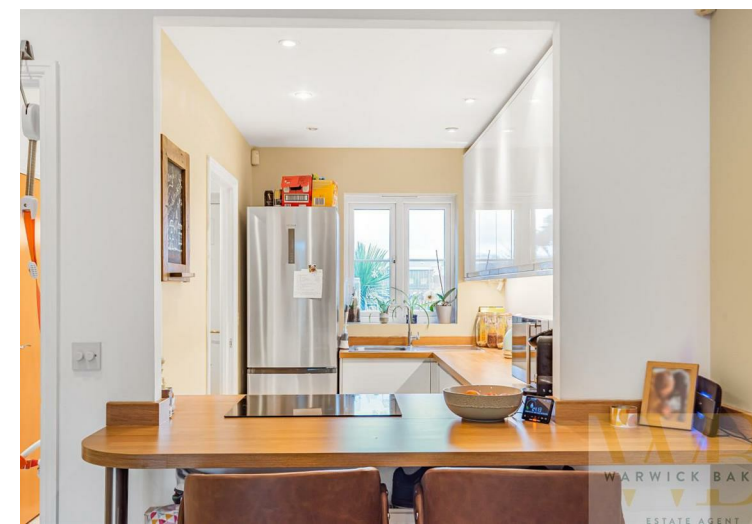
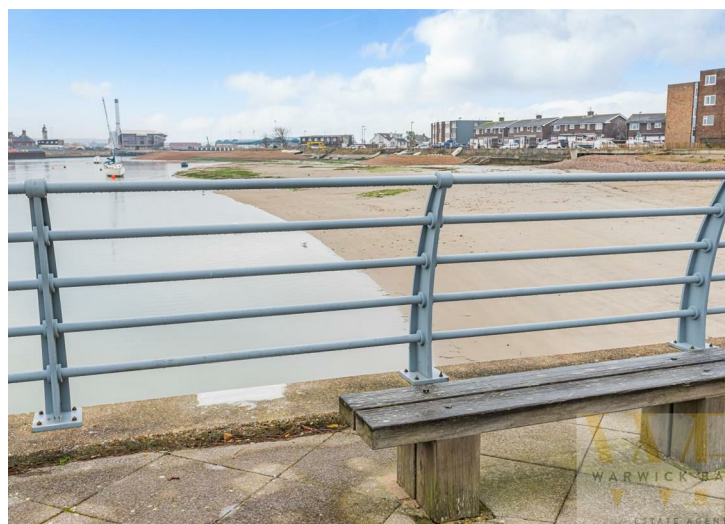
35'0" (approx & max.) x 14'0" (approx.) (10.67m (10.67m (approx & max.) x 4.27m (approx.) (3.05m.20)

Enclosed by panel fencing

## GARAGE

## PARKING

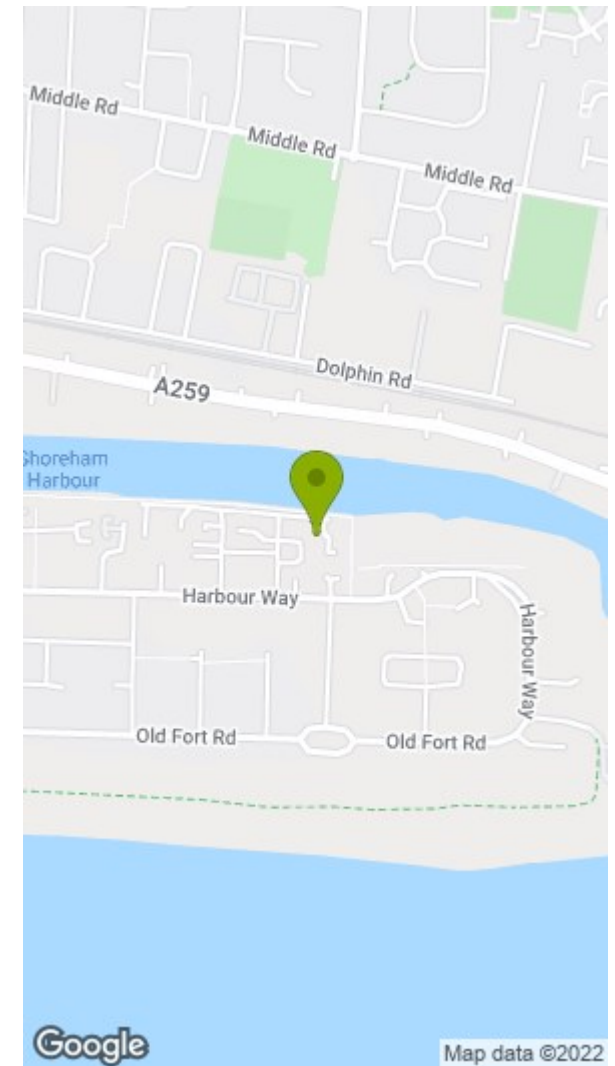
There is an allocated space,



# Sussex Wharf, Shoreham-by-Sea, BN43

Approximate Area = 1092 sq ft / 101 sq m (excludes garage)

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

