



67b Harbour Way | | Shoreham-By-Sea | BN43 5BX



ESTATE AGENT



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£475,000

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\*\*\* OPEN DAY SATURDAY 27th APRIL 12:45-1:45 \*\*\* PLEASE CALL TO ARRANGE YOUR VIEWING SLOT \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SEMI-DETACHED HOUSE. BUILT CIRCA. 2012 AND LOCATED WITHIN 200 METRES OF THE RIVER ADUR AND THE FORESHORE. THE PROPERTY BENEFITS FROM AN ENTRANCE HALL, THREE DOUBLE BEDROOMS, OPEN PLAN LOUNGE/KITCHEN, SEPARATE CLOAKROOM, 14' REAR BALCONY, GROUND FLOOR UTILITY ROOM, GROUND FLOOR OFFICE, EN-SUITE SHOWER ROOM TO MAIN BEDROOM, FAMILY BATHROOM, REAR PATIO GARDEN, OFF ROAD PARKING AND GARAGE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- SEPARATE CLOAKROOM
- REAR PATIO GARDEN
- THREE DOUBLE BEDROOMS
- UTILITY ROOM + OFFICE
- OFF ROAD PARKING + GARAGE
- LOUNGE/DINING ROOM
- FAMILY BATHROOM + EN-SUITE TO MAIN BEDROOM
- MODERN KITCHEN
- 14' REAR BALCONY

Part double glazed front door leading to:

### ENTRANCE HALL

15'2" in length (4.63 in length)

Single panel radiator, 'KARNDEAN' style flooring

Door off entrance hall to:

### UTILITY ROOM

10'4 x 5'2 (3.15m x 1.57m)

Comprising granite effect worktop, storage cupboards under, space and plumbing for washing machine to the side, single panel radiator.

Doorway off utility room to:

### OFFICE

12'5 x 8'1 (3.78m x 2.46m)

Double glazed windows to the rear, 'KARNDEAN' style flooring, single panel radiator.

Turning staircase with bannister and spindles up from entrance hall to:

### FIRST FLOOR LANDING

Single panel radiator.

Door off landing to:

### LOUNGE/DINING ROOM

14'00 x 13'10 (4.27m x 4.22m)

Double glazed windows to the rear, contemporary style radiator, 'KARNDEAN' style flooring.

Opening off lounge/dining room to:

### KITCHEN

10'00 x 6'00 (3.05m x 1.83m)

Comprising 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap inset into work top, storage cupboard under, space for dishwasher to the side, matching work top to the side with inset four ring gas hob, electric oven under, drawers and cupboards to the side, stainless steel backsplash, stainless steel canopied extractor hood over, complimented by matching wall units over with downlighting, built in integrated fridge/freezer to the side, double glazed

windows to the front having a favoured southerly aspect, 'KARNDEAN' style flooring, door giving access to first floor landing.

Door off first floor landing to:

### SEPARATE CLOAKROOM

Comprising low level wc, wall mounted wash hand basin with contemporary style mixer tap, heated hand towel rail, 'KARNDEAN' style flooring, frosted double glazed window.

Turning staircase with bannister and spindles up from first floor landing to:

### SECOND FLOOR LANDING

Door off second floor landing to:

### BEDROOM 1

10'6 x 10'3 (3.20m x 3.12m)

Double glazed window to the rear, single panel radiator, 'KARNDEAN' style flooring, part sloping ceiling.

Door off bedroom 1 to:

### EN-SUITE SHOWER ROOM

Comprising low level wc, pedestal wash hand basin with hot and cold taps, tiled splash back, single panel radiator, 'KARNDEAN' style flooring, part sloping ceiling, spot lighting extractor fan, step in fully tiled shower cubicle with wall mounted 'MIRA' shower unit with separate shower attachment, folding shower screen.

Door off second floor landing to:

### BEDROOM 3

13'11 x 8'4 (4.24m x 2.54m)

Double glazed windows to the front having a favoured southerly aspect, single panel radiator, door giving access to storage cupboard.

Door off second floor landing to:

### FAMILY BATHROOM

Being part tiled, comprising panel bath with mixer tap with separate shower attachment, glass shower screen, pedestal wash hand basin with hot and cold taps, low level wc, heated

hand towel rail, 'KARNDEAN' style flooring, extractor fan.

Turning staircase with bannister and spindles up from second floor landing to:

### THIRD FLOOR LANDING

Sloping ceiling with 'VELUX' window to the front having a favoured southerly aspect.

Door off third floor landing to:

### BEDROOM 2

13'10" x 13'8" (4.22 x 4.17)

Sloping ceilings, two 'VELUX' windows to the front having a favoured southerly aspect with direct views of The English Channel, double panelled radiator, LED downlighting.

### FRONT AREA

Laid to brick hardstanding with off road parking.

### GARAGE

13'3" x 8'0" (4.04m x 2.46m)

Up and over door, power and lighting, door with part security glass giving access to the office.

Twin double glazed French doors off the office to:

### REAR PATIO GARDEN

22'11" x 16'4" (7.00 x 5.00)

Patio brick area, stairs up to raised deck area, enclosed by fencing to three sides.

Turning spiral staircase up to:

### REAR BALCONY

14' wide (4.27m wide)

Enclosed by steel balustrade.

### ESTATE MANAGEMENT CHARGE

There is a management company with annual charges Circa. £400 per annum.



