15 Havenside | | Shoreham-By-Sea | BN43 5LN

WARWICK BAKER
ESTATE AGENT

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£775,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS LINK DETACHED HOUSE, LOCATED IN A PEACEFUL AREA WITHIN 200 METRES OF SHOREHAM BEACH. THE PROPERTY BENEFITS FROM ENTRANCE HALL, 4 DOUBLE BEDROOMS, DUAL ASPECT LOUNGE, SNUG ROOM, MODERN KITCHEN/DINING ROOM, UTILITY ROOM, GROUND FLOOR SHOWER ROOM, FAMILY BATHROOM, EN-SUITE BATHROOM TO THE MAIN BEDROOM, ROOF BALCONY, FRONT GARDEN, OFF ROAD PARKING, GARAGE AND 55' REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- 4 DOUBLE BEDROOMS
- 22' LOUNGE
- SNUG ROOM
- MODERN KITCHEN/DINING ROOM
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- FAMILY BATHROOM
- EN-SUITE TO MAIN BEDROOM
- FRONT GARDEN + DRIVE + GARAGE
- 55' REAR GARDEN

Part double glazed front door leading to:

ENTRANCE HALL
13'0" in length (3.97 in length)
Wall mounted shoe storage unit with drawer and glass display shelf over, cloaks hanging area, tiled flooring, spot lighting.

Part glazed door off entrance hall to:

LOUNGE
22'11" x 12'6" (7.01 x 3.82)
Having a dual aspect, twin double glazed French doors to the side having a westerly aspect, double panelled radiator, borrowed light from the entrance hall.

Doorway off lounge to:

SNUG ROOM
9'9" x 6'11" (2.99 x 2.13)
Having a dual aspect, double glazed windows to the front having a favoured southerly aspect, double glazed windows to the side having a westerly aspect, single panel radiator.

Twin part glazed doors off lounge to:

OPEN PLAN KITCHEN/DINING ROOM

DINING ROOM
14'11" x 13'5" (4.57 x 4.09)
Having a dual aspect, double glazed windows to the side having a westerly aspect, double glazed window and sliding double glazed patio door to the rear, two floor to ceiling contemporary style radiators, 'AMTICO ' flooring.

Opening off lounge to:

KITCHEN
15'1" x 10'2" (4.62 x 3.12)
Comprising stainless steel sink unit with instant hot water/filtered cold water mixer tap, inset into ' EARTHSTONE ' laminated work top, slow closing cupboards under, space and plumbing for dishwasher to the side, adjacent matching work top to the side with inset ' ELECTROLUX ' four ring induction hob, slow closing drawers and cupboards under, carousel unit to the side, tiled splash back, complimented by matching wall units over with LED down lighting, ' AEG ' stainless steel ducted extractor hood, adjacent work top with slow closing drawers and cupboard under, display shelf over, built in ' ELECTROLUX ' oven to the side, drawers below, display shelf for microwave over, storage cupboard above, larder style storage cupboard to the side with shelving, tall built in carousel storage unit to the side, space for American style fridge/freezer to the side, double glazed windows to the rear, vinyl flooring.

Opening off kitchen to:

INNER LOBBY
9'6" in length (2.91 in length)
Single panel radiator.

Part frosted glazed door off inner lobby to:

UTILITY ROOM
9'5" x 6'2" (2.89 x 1.89)
Comprising stainless steel sink unit with contemporary style mixer tap inset into wood effect work top, space and plumbing for washing machine and tumble dryer under, space for fridge to the side, storage cupboard to the side, complimented by matching wall units over, adjacent rolled edge work top, storage cupboards under, double panelled radiator, built in double doored storage cupboard housing ' WORCESTER ' gas fired combination boiler, pressurised hot water cylinder, double glazed window and part frosted double glazed door to the side, tiled flooring, spot lighting.

Part frosted glazed door off inner lobby to:

INNER HALL
14'2" in length (4.32 in length)
Single panel radiator, under stairs storage space, part glazed door to the entrance hall.

Door off inner hall to:

SHOWER ROOM
Being fully tiled, comprising floating vanity unit with inset wash hand basin and contemporary style mixer tap, two drawers under, contemporary style radiator, low level wc, step in fully tiled shower cubicle with built in shower, separate shower attachment, sliding glass shower screen, frosted double glazed windows to the side, tiled flooring, spot lighting.

Door off inner hall to:

OFFICE/BEDROOM 4
13'9" x 11'10" (4.21 x 3.63)
Having a dual aspect, double glazed windows to the front having a favoured southerly aspect, double glazed windows to the side having an easterly aspect, single panel radiator.

Turning staircase with bannister and spindle up from inner hall to:

LANDING
Frosted double glazed window to the side, single panel radiator, access to loft storage space.

Door off landing to:

MAIN BEDROOM
15'11" x 12'4" (4.86 x 3.76)
Having a dual aspect, double glazed windows to the rear with views of The South Downs, frosted double glazed window to the side, single panel radiator, built in double doored wardrobe with hanging and shelving space.

Door off main bedroom to:

EN-SUITE BATHROOM
Being fully tiled, comprising panelled bath with mixer tap and separate shower attachment, floating vanity unit with inset wash hand basin and contemporary style mixer tap, two drawers under, contemporary style radiator, low level wc, frosted double glazed window to the side, extractor fan, step in fully tiled shower cubicle with built in shower and separate shower attachment, sliding glass shower screen.

Door off landing to:

BEDROOM 2
12'9" x 10'8" (3.91 x 3.27)
Having a dual aspect, double glazed windows to the rear with views of The South Downs, frosted double glazed window to the side, single panel radiator, built in double doored wardrobe with hanging and shelving space.

Door off landing to:

Havenside, Shoreham-by-Sea, BN43

Approximate Area = 2392 sq ft / 222.2 sq m (includes garage)
Limited Use Area(s) = 60 sq ft / 5.6 sq m
Total = 2452 sq ft / 227.8 sq m
For identification only - Not to scale

WARWICK BAKER ESTATE AGENT

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
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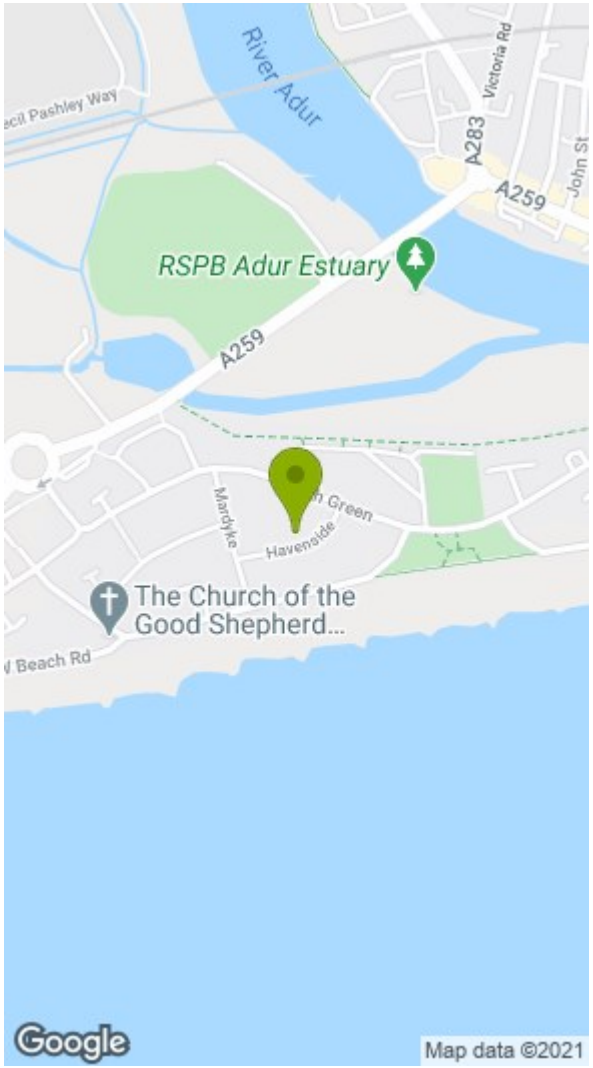

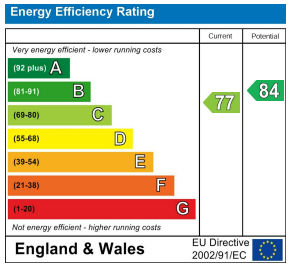

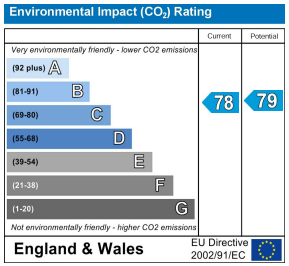

Disclaimer

* 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