



3 Winterton Way | | Shoreham-By-Sea | BN43 5RE





## 3 Winterton Way | | Shoreham-By-Sea | BN43 5RE

£799,950

\*\*\* £799,950 \*\*\*

Warwick Baker Estate Agents are thrilled to present a unique opportunity to acquire this rarely available detached house, perfectly situated just 100 metres from the picturesque Shoreham Foreshore. With the footbridge only 500 metres away, you'll enjoy seamless access to the vibrant town centre and railway station (London-Victoria in just 80 minutes).

This exceptional property boasts an inviting entrance hall that leads into a spacious 22' dual aspect lounge, perfect for relaxation and entertaining. The elegant 12' west-facing dining room creates a warm ambiance for family meals, while the modern kitchen/breakfast room offers a fantastic space for culinary creativity.

- THREE DOUBLE BEDROOMS
- FULLY TILED GROUND FLOOR BATHROOM
- 111' WEST FACING REAR GARDEN
- 22' DUAL ASPECT LOUNGE
- FULLY TILED SHOWER ROOM
- WITHIN 100 METRES OF SHOREHAM FORESHORE
- 12' WEST FACING DINING ROOM
- OFF ROAD PARKING FOR FIVE VEHICLES
- 15' MODERN KITCHEN/BREAKFAST ROOM
- 19' GARAGE

Part leaded/stained frosted double glazed door giving access to:

### ENTRANCE HALL

Two frosted double glazed windows to the front, door giving access to walk in storage cupboard with cloaks hanging area and recessed shelf area, door giving access to storage cupboard housing electric meter and trip switches, single panel radiator.

Door off entrance hall to:

### LOUNGE

22'0" x 13'5" (6.71 x 4.11)

Having a dual aspect, double glazed windows to the front having an easterly aspect, double glazed windows and double glazed French door to the rear having a westerly aspect, two frosted double glazed windows to the side having a favoured southerly aspect, feature York stone fireplace surround and mantle, two double panelled radiators.

Archway off lounge to:

### DINING ROOM

12'8" x 9'2" (3.87 x 2.81)

Double glazed window and double glazed French door to the rear having a westerly aspect, double panelled radiator.

Door off dining room to:

### KITCHEN/BREAKFAST ROOM

15'11" x 10'11" (4.87 x 3.34)

Being fully tiled, comprising Quartz overlay worktop with inset ' BOSCH ' four ring induction hob, slow closing cupboards under, pull out spice rack, display shelving to the side, complemented by matching wall units over with under counter lighting, ' NEFF ' stainless steel extractor hood to the side, matching adjacent two seater breakfast bar to the side, range of slow closing drawers under, storage cupboard under, ' NEFF ' electric oven to the side, ' NEFF ' microwave/oven over, storage cupboards under and over, adjacent matching work top with inset stainless steel sink with contemporary style mixer tap, storage cupboards under, built in integrated ' NEFF ' dishwasher to the side, free standing ' HOTPOINT ' washing machine to the side, complemented by matching wall units over

with under counter lighting, further adjacent matching work top with drawers and cupboards under, complemented by matching wall units over with under counter lighting, built in fridge/freezer to the side, window to the rear, double glazed window and part frosted double glazed French door to the side driveway, vinyl flooring, double panelled radiator, door giving access to the entrance hall.

Door off kitchen/breakfast room to:

### BEDROOM 3

11'9" x 11'6" (3.60 x 3.53)

Having a dual aspect, double glazed windows to the side having a favoured southerly aspect, double glazed windows to the rear having a westerly aspect, double panelled radiator.

Door off entrance hall to:

### GROUND FLOOR BATHROOM

Being fully tiled, comprising panel bath with contemporary style mixer tap, hand grip, vanity unit with enamel sink unit with contemporary style mixer tap, double doored storage cupboard under, low level wc, heated hand towel rail, high level frosted double glazed windows.

Stairs with handrail up from entrance hall to:

### LANDING

Door giving access to airing cupboard with slatted shelving, door giving access to eaves storage space, access to loft storage space, high level frosted windows affording borrowed light from bedroom one and two.

Frosted glazed door off landing to:

### BEDROOM 1

17'1" x 13'5" (5.23 x 4.10)

Having a dual aspect, double glazed windows to the front having an easterly aspect, double glazed windowsglazed French to the rear having a westerly aspect, two built in double doored wardrobes with hanging and shelving space, two single door wardrobes with hanging and shelving space, built in nine drawer dressing table, further built in bedroom furniture over the bed area comprising two single door wardrobes with hanging and shelving space, two bed side cabinets with glass

display shelving over, double panelled radiator.

Frosted glazed door off landing to:

### BEDROOM 2

11'1" x 10'2" (3.39 x 3.12)

Double glazed windows to the side with glimpses of The South Downs, two built in double loured doored wardrobes with hanging and shelving space, single panel radiator, door giving access to eaves storage cupboard housing, ' WORCESTER ' gas fired combination boiler.

Door off landing to:

### SHOWER ROOM

Being fully tiled, comprising pedestal wash hand basin with contemporary style hot and cold taps, low level wc, single panel radiator, part sloping ceiling with ' VELUX ' window with integrated blind, step in fully tiled shower cubicle with built in shower with rainfall style shower head, separate shower attachment, glass shower door.

### FRONT

60'8" x 30'11" (18.50 x 9.43)

Having an easterly aspect, partly laid to lawn with brick surround, raised shingle area with a variety of plants and shrubs, with off road parking for two vehicles, private driveway measuring 11.00 metres ( 36'1" ) with parking for three vehicles, leading to :

### GARAGE

19'2" x 10'1" (5.85 x 3.09)

With electric roll up and over door, housing gas meter, power and lighting.

Part frosted double glazed door giving access to:

### REAR GARDEN

111'6" x 60'8" (34 x 18.50)

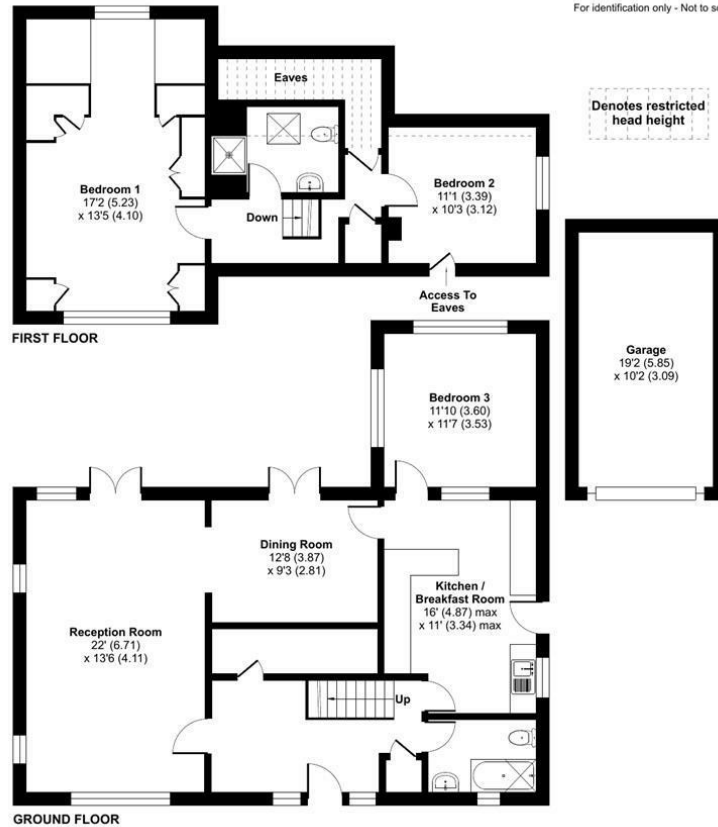
Having a westerly aspect, patio slab area, lawned area, a variety of flowers, tropical plants, shrubs and trees, glass greenhouse, raised atro-turf area, timber built shed, rocky area, water feature, outside lighting, laburnum, red robin, enclosed by high walling and fencing, side gate giving access to the front.



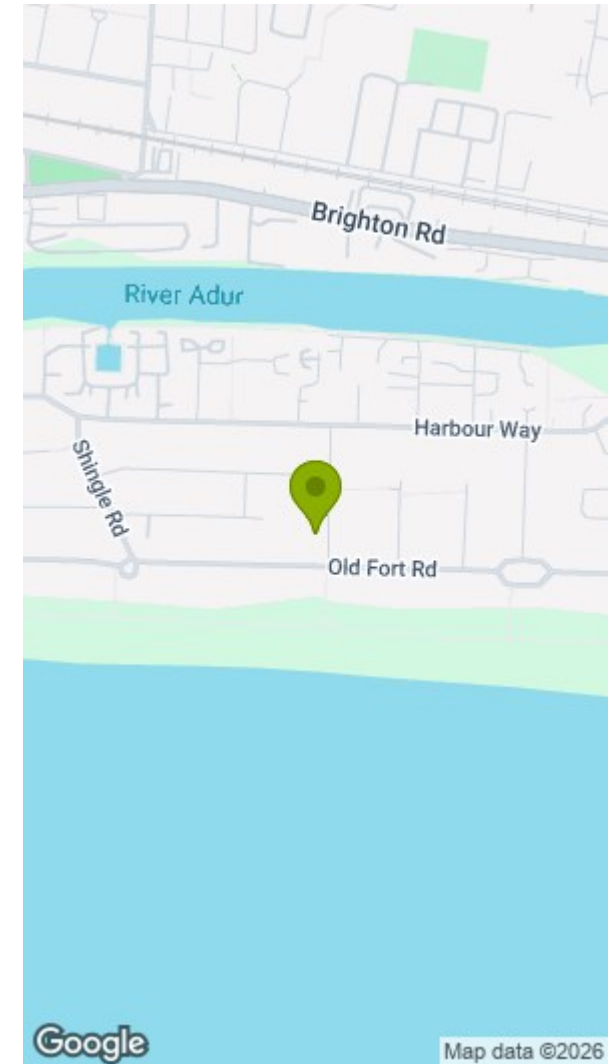
## Winterton Way, Shoreham-by-Sea, BN43

Approximate Area = 1528 sq ft / 141.9 sq m  
 Limited Use Area(s) = 83 sq ft / 7.7 sq m  
 Garage = 195 sq ft / 18.1 sq m  
 Total = 1806 sq ft / 167.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1406901



### 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(54-68) <b>D</b>		(54-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 59, Potential 77