



2 Montague Close | | Shoreham-By-Sea | BN43 6EF

**WB**  
WARWICK BAKER  
ESTATE AGENT

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## 2 Montague Close | | Shoreham-By-Sea | BN43 6EF

£600,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SEMI-DETACHED HOUSE. LOCATED ON THE SHOREHAM/SOUTHWICK BORDER, SOUTHWICK MAINLINE RAILWAY STATION IS WITHIN 1 MILE ( LONDON VICTORIA 80 MINUTES ). THE DELIGHTFUL PROPERTY BENEFITS FROM AN ENTRANCE HALL, 21' LOUNGE, DINING ROOM, STUDY, MODERN KITCHEN/BREAKFAST ROOM, UTILITY ROOM, FULLY TILED GROUND FLOOR WET ROOM, FOUR DOUBLE BEDROOMS, FULLY TILED FAMILY BATHROOM, 37' LANDSCAPED FRONT GARDEN, 41' LANDSCAPED WEST FACING GARDEN, TWO OFF ROAD PARKING SPACES AND 17' GARAGE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- UTILITY ROOM
- TWO OFF ROAD PARKING SPACES
- FOUR DOUBLE BEDROOMS
- GROUND FLOOR WET ROOM + FIRST FLOOR FAMILY BATHROOM
- 17' GARAGE
- THREE RECEPTION ROOMS
- 37' LANDSCAPED FRONT GARDEN
- MODERN KITCHEN/BREAKFAST ROOM
- 41' LANDSCAPED WEST FACING REAR GARDEN

Part frosted double glazed front door to:

### ENTRANCE HALL

13'2" x 12'9" (4.03 x 3.89)

Being 'L' shaped, radiator with cover, solid wood flooring, door giving access to storage cupboard housing gas and electric meters, electric trip switches and shelf.

Twin part glazed doors off entrance hall to:

### LOUNGE

21'7" x 12'3" (6.58 x 3.75)

Into bay with double glazed windows to the front having an easterly aspect, further double glazed windows to the front having an easterly aspect, feature contemporary electric fire with mirror and pebbles, two floor to ceiling contemporary style radiators, solid wood flooring.

Part glazed door off entrance hall to:

### KITCHEN/BREAKFAST ROOM

12'7" x 11'1" (3.85 x 3.39)

Comprising solid worktop with inset sink unit and mixer tap, slow closing storage cupboard under, 'BEKO' integrated dishwasher to the side, matching solid backsplash, complimented by matching wall units over, matching adjacent worktop with range of drawers and cupboards under, matching backsplash, complimented by matching wall units over with two glass display cabinets, adjacent built in storage cupboard with shelving, built in 'ZANUSSI' double electric oven to the side with two drawers under, storage cupboard over, built in integrated fridge/freezer to the side, freestanding central three seat breakfast island having a solid worktop with inset 'ZANUSSI' four ring induction hob, drawers and cupboards under, contemporary style double panelled radiator, tiled flooring, double glazed windows to the rear having a westerly aspect, LED downlighting.

Door off kitchen/breakfast room to:

### UTILITY ROOM

6'4" x 6'3" (1.95 x 1.92)

Comprising wood work top with space and plumbing for washing machine and tumble dryer under, double doored storage cupboard over, tiled flooring, twin double glazed French doors to the rear having a westerly aspect, downlight.

Part frosted glazed door off entrance hall to:

### DINING ROOM

13'10" x 7'9" (4.23 x 2.37)

Double glazed windows and twin double glazed French doors to the rear having a westerly aspect, double panelled radiator.

Part glazed door off entrance hall to:

### STUDY

13'3" x 9'5" (4.04 x 2.89)

Double glazed windows to the front having an easterly aspect, double panelled radiator, solid wood flooring, part glazed door giving access to storage cupboard with shelving.

Door off entrance hall to:

### WET ROOM

Being fully tiled, comprising shower area with built in shower with rainfall style shower head with separate shower attachment, glass shower screen, floating sink unit with contemporary style mixer tap, storage drawer under, low level wc, heated hand towel rail, frosted double glazed window, LED downlighting, extractor fan.

Turning staircase with handrail up from entrance hall to:

### LANDING

Door giving access to eaves storage cupboard with lighting, twin doors giving access to airing cupboard with slatted shelving, glass blocks affording borrowed light from bedroom 1, access to loft storage space.

Door off landing to:

### BEDROOM 1

12'10" x 10'0" (3.93 x 3.06)

Double glazed windows to the front having an easterly aspect, double panelled radiator, built in double doored wardrobe with hanging and shelving space, door giving access to wardrobe with hanging and shelving space.

Door off landing to:

### BEDROOM 2

13'5" x 8'0" (4.10 x 2.44)

Double glazed windows to the rear having a westerly aspect, double panelled radiator, two built in double doored wardrobes

with hanging and shelving space, single built in wardrobe with hanging and shelving space.

Door off landing to:

### BEDROOM 3

10'0" x 7'10" (3.06 x 2.41)

Double glazed windows to the rear having a westerly aspect plus recess, single panel radiator, door giving access to storage cupboard housing wall mounted 'VAILLANT' gas fired combination boiler, display shelving to the side.

Door off landing to:

### BEDROOM 4

9'11" x 7'10" (3.03 x 2.40)

Having a dual aspect, double glazed window to the rear, part sloping ceiling with 'VELUX' window to the front having an easterly aspect, double panelled radiator, door giving access to eaves storage cupboard.

Door off landing to:

### FAMILY BATHROOM

Being fully tiled, comprising 'P' shaped bath with mixer tap and separate shower attachment, vanity unit with inset wash hand basin and contemporary style mixer tap, storage cupboard under, low level wc, double panelled radiator, tiled flooring, frosted double glazed window, part sloping ceiling, LED downlighting.

Twin double glazed French doors off kitchen/breakfast room to:

### REAR GARDEN

41'9" x 16'4" (12.75 x 4.99)

Having a westerly aspect, patio area, lawned area with olive tree, enclosed by part fencing and high brick wall with gate giving access to the front of the property.

### FRONT GARDEN

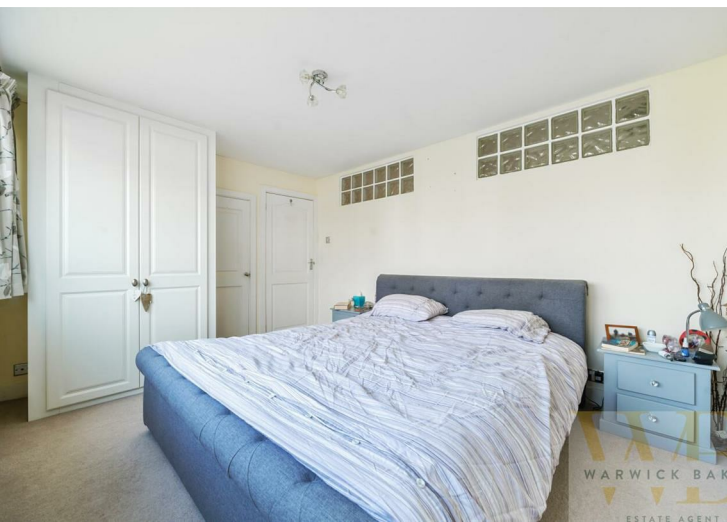
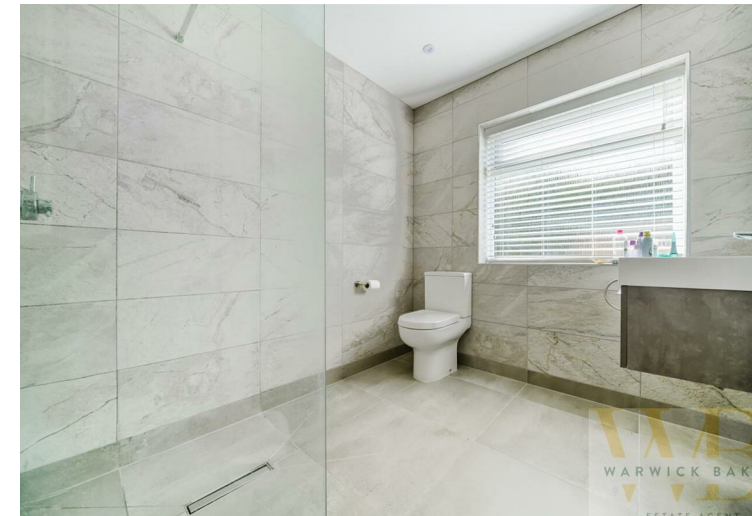
37'6" x 23'7" (11.43m x 7.19m)

Having an easterly aspect, lawned area with fig tree, laid to brick hardstanding with off road parking for two cars leading to:

### GARAGE

17'10" x 8'0" (5.45 x 2.46)

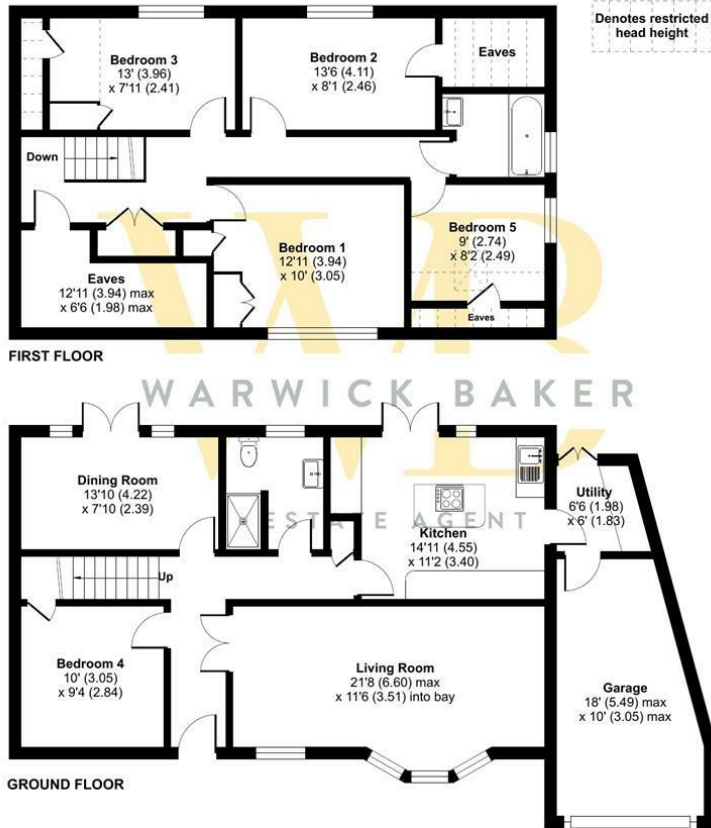
With electric up and over door, power and lighting, door giving access to the utility room.



# Montague Close, Shoreham-by-Sea, BN43



Approximate Area = 1523 sq ft / 141.4 sq m  
 Limited Use Area(s) = 115 sq ft / 10.6 sq m  
 Garage = 163 sq ft / 15.1 sq m  
 Total = 1801 sq ft / 167.3 sq m  
 For identification only - Not to scale



**WARWICK BAKER**  
 ESTATE AGENT  
 RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © rickwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1109628



## 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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(54-68) D			(54-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	85	England & Wales	EU Directive 2002/91/EC	71