41 Cheal Close | | Shoreham-By-Sea | BN43 5RQ

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £440,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS MID TERRACE PROPERTY ON SHOREHAM BEACH, CHEAL CLOSE.

THE PROPERTY IS CONVENIENTLY LOCATED WITHIN A FEW MINTES WALK OF THE FOORTBRIDGE AND THE BEACH. INSIDE THERE IS A 26'1 OPEN PLAN LIVING DINING ROOM WITH BOTH AN EASTERLY & WESTERLY APSECT, KITCHEN AND W.C ON THE GROUND FLOOR. UPSTAIRS THERE ARE THREE BEDROOMS AND A BATHROOM.

PLEASE CALL FOR AN APPOINTMENT TO VIEW - 01273 461144

- CHEAL CLOSE, SHOREHAM BEACH
- FRONT & REAR GARDENS
- PLEASE CALL TO VIEW
- THREE BEDROOM HOUSE
- DOWNSTAIRS CLOAK ROOM
- 01273 461144
- 26' LIVING DINING ROOM
- WALKING DISTANCE TO TOWN
- CLOSE TO THE FOORTBRIDGE
- CLOSE TO THE BEACH

ENTRANCE HALL
Door to front, door to Living / Dining Room, door to

W.C
Low level W.C, wash hand basin.

LIVING / DINING ROOM
26'1 x 13'9 (7.95m x 4.19m)
Double aspect room, with an Easterly aspect Living area, stairs leading up to the First Floor Landing, opening to a Westerly aspect Dining area, sliding patio doors leading out onto the rear gardens, opening to

KITCHEN
12'4 x 7'4 (3.76m x 2.24m)
Range of fitted wall and base units, work surfaces, inset sink unit, inset hob, oven under, extractor over, space for appliances. Understairs larder cupboard.

FIRST FLOOR LANDING
Doors giving access to all rooms, loft access.

BEDROOM ONE
12'4 x 11'1 (3.76m x 3.38m)
Westerly aspect window, built in cupboard.

BEDROOM TWO
10'5 x 9'10 (3.18m x 3.00m)
Easterly aspect window, built in wardrobes.

BEDROOM THREE
Easterly aspect window, overstairs cupboard.

BATHROOM
Matching suite, panel enclosed bath, pedestal wash hand basin, W.C, obscure glass rear aspect window.

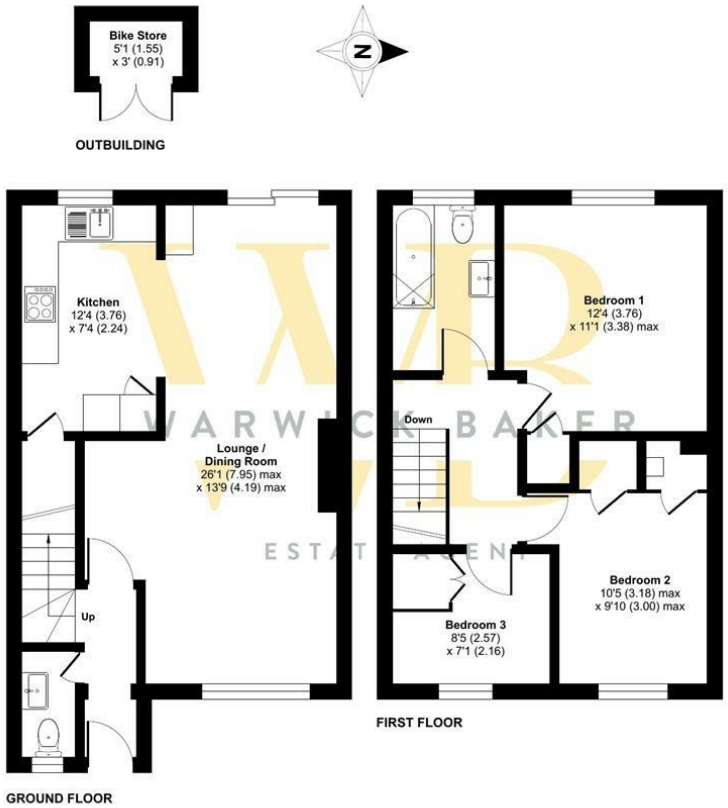
OUTSIDE

FRONT GARDEN

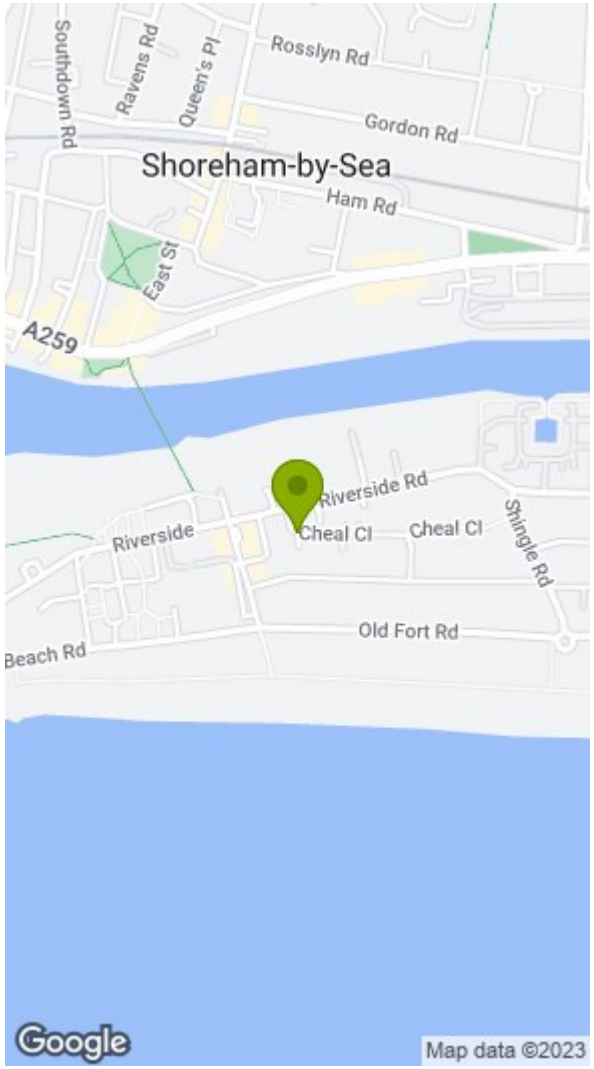
REAR GARDEN

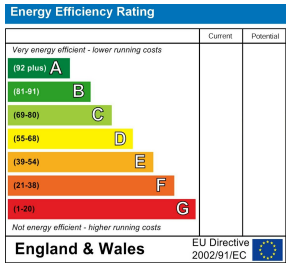
Cheal Close, Shoreham-by-Sea, BN43

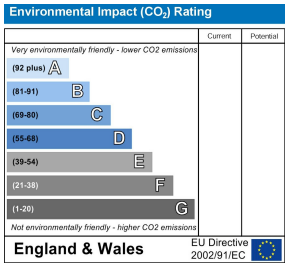
Approximate Area = 920 sq ft / 85.4 sq m
Outbuilding = 15 sq ft / 1.3 sq m
Total = 935 sq ft / 86.7 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
Produced for Warwick Baker Estate Agent Ltd. REF: 1039108







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