184 Harbour Way | | Shoreham-By-Sea | BN43 5HJ

WARWICK BAKER
ESTATE AGENT

184 Harbour Way | | Shoreham-By-Sea | BN43 5HJ

£550,000

*** £550,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SEMI DETACHED PROPERTY ON SHOREHAM BEACH.

OFFERED WITH VACANT POSSESSION THE PROPERTY BENEFITS FROM THREE DOUBLE BEDROOMS AND A BATHROOM ON THE. FIRST FLOOR, 23FT LIVING ROOM, MODERN KITCHEN, DINING ROOM, STUDY / BED FOUR AND A CLOAKROOM ON THE GROUND FLOOR.

THERE ARE RIVER VIEWS FROM THE FRONT AND A SOUTHERLY FACING REAR GARDEN.

- SHOREHAM BEACH
- THREE / FOUR BEDROOMS
- CALL NOW
- SEMI DETACHED HOME
- 23'4 LIVING ROOM
- 01273 461144
- VIEWS OF THE RIVER
- MODERN KITCHEN
- SOUTH FACING GARDENS
- DINING ROOM

ENTRANCE PORCH
Door to

ENTRANCE HALL
Door to front, doors giving access to Living Room, W.C, stairs rising to the First Floor Landing.

LIVING ROOM
23'4 x 11 (7.11m x 3.35m)
Southerly aspect room, with patio doors leading out onto the Rear Gardens, door to Kitchen, opening to

DINING ROOM
11'1 x 9'2 (3.38m x 2.79m)
Southerly aspect room with side and rear aspect windows, views over looking the Rear Gardens

KICTHEN
10'10 x 8'4 (3.30m x 2.54m)
Modern range of wall and base units, work surfaces over, inset sink unit, space for appliances, front aspect window with views of the River Adur.

W.C
Wash hand basin, W.C.

STUDY / BEDROOM 4
15'5 x 8 (4.70m x 2.44m)

FIRST FLOOR LANDING
Doors giving access to all Bedrooms and Bathroom.

BEDROOM 1
11'8x 10'11 (3.56mx 3.33m)
Southerly aspect room with window over looking the Rear Gardens.

BEDROOM 2
11'7 x 11' (3.53m x 3.35m)
Southerly aspect room with window over looking the Rear Gardens.

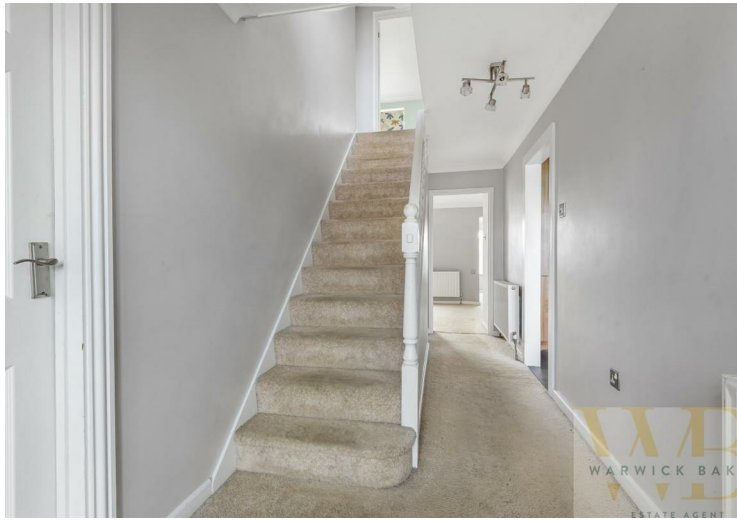
BEDROOM 3
11'7 x 11'1 (3.53m x 3.38m)
Front aspect window with views over looking the river Adur and across to the South Downs.

BATHROOM
Modern matching suite, step in shower cubicle, bath with shower attachement, wash hand basin, W.C, front aspect obscure glass window.

OUTSIDE

FRONT GARDENS
Laid to lawn, driveway providing off road parking.

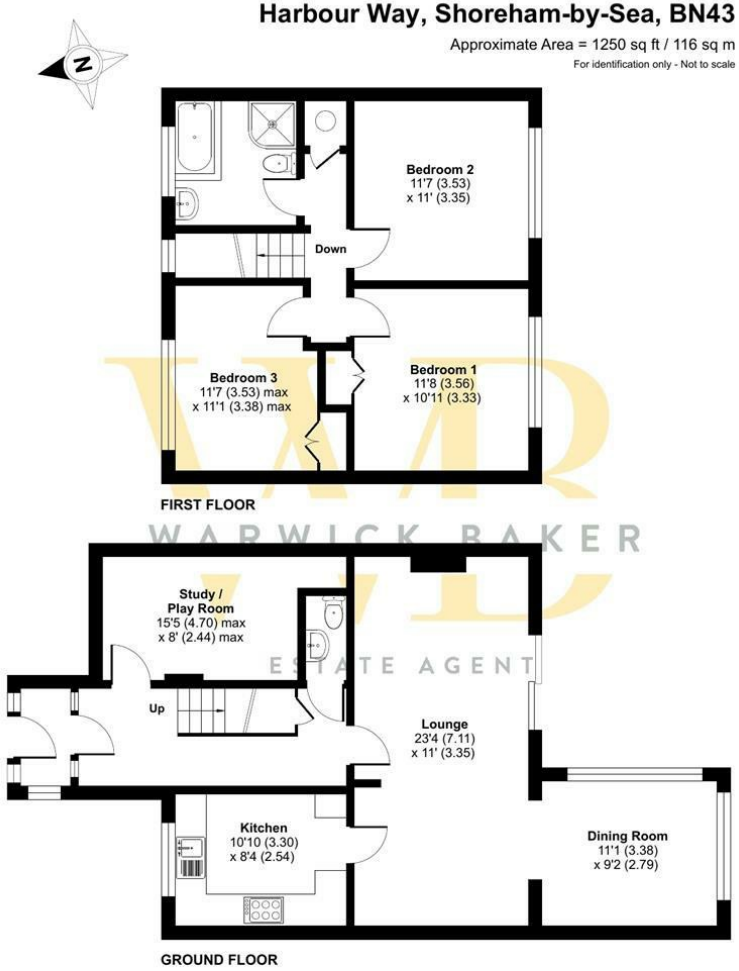
REAR GARDENS
Southerly aspect, predominately laid to lawn, areas of patio.



Harbour Way, Shoreham-by-Sea, BN43

Approximate Area = 1250 sq ft / 116 sq m

For identification only - Not to scale



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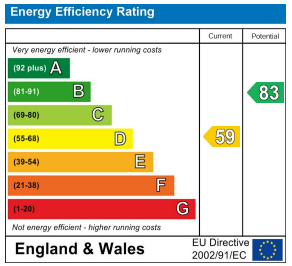
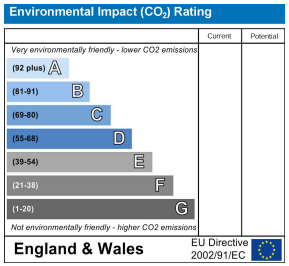
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 802542





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