118 Greenways Crescent | | Shoreham-By-Sea | BN43 6HQ

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £850,000

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OPEN HOUSE SATURDAY 9TH APRIL 1PM - 3PM - CALL TO BOOK 01273 461144

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RECENTLY CONVERTED AND RENOVATED DETACHED FAMILY HOME.

LOCATED ON AN ELEVATED POSITION THE PROPERTY IS OFFERED IN IMMACULATE CONDITION THROUGHOUT AND HAS STUNNING VIEWS OVER SHOREHAM.

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- 15'3 LIVING ROOM WITH OPEN FIRE
- 23'7 KITCHEN/DINER
- STUDY, UTILITY & BOOT ROOM
- SOUTHERLY ASPECT REAR GARDEN
- IMMACULATELY PRESENTED
- PARKING AND GARAGE
- 17'3 WORKSHOP / SUMMER HOUSE
- CALL NOW 01273 461144

ENTRANCE HALL
Doors giving access to Study, Living Room, Kitchen/Diner, Bedroom 4, Ground floor Shower Room, coats cupboard, stairs turning and rising to the First Floor Landing.

LIVING ROOM
15'3 x 15'3 (4.65m x 4.65m)
Double glazed bay window, feature open fireplace.

KITCHEN / DINER
23'7 x 20'7 (7.19m x 6.27m)
Open plan Kitchen Dining Room, comprising and extensive range of wall and base level units, work surfaces over, inset 4 ring hob with extractor over, eye level double oven, built in American style fridge freezer, wine fridge and beer fridge, further built in appliances, inset Butler sink, southerly aspect window with views over the rear gardens, patio doors leading out onto the Decking area. Large under stairs storage. Door to

UTILITY ROOM
9'8 x 6'4 (2.95m x 1.93m)
Space and plumbing for appliances, fully height drying cupboard with heated towel rail. Door to

BOOT ROOM
Steps down, door leading out on the side access to the side garden with outside shower.

STUDY
5'11 x 5'9 (1.80m x 1.75m)
Side aspect window.

BEDROOM 4
10'11 x 8'5 (3.33m x 2.57m)
Front aspect window.

GROUND FLOOR SHOWER ROOM
Modern suite, walk in shower cubicle, low level W.C, wash hand basin, side aspect obscure glass window.

FIRST FLOOR LANDING
Half galleried landing, doors giving access to all rooms, loft access, side access window with views.

BEDROOM 1
17'8 x 10' (5.38m x 3.05m)
Front access window, door to Dressing Room, further door to

EN SUITE
Modern suite, walk in Shower cubicle, wash hand basin, low level W.C, side aspect obscure glass window.

BEDROOM 2
10'5 x 9'1 (3.18m x 2.77m)
Rear aspect window with views, dressing area.

BEDROOM 3
11'4 x 10'3 (3.45m x 3.12m)
Rear aspect window with views.

FAMILY BATHROOM
Victorian style bathroom with a roll top claw foot bath, walk in shower cubicle, wash hand basin, low level W.C

OUTSIDE

FRONT GARDEN
Raised flower and shrub borders, pathway leading to the front door, gated side access on both sides, off road parking for numerous cars. Side area with outside shower area and drainage.

GARAGE
Partially converted, used for storage.

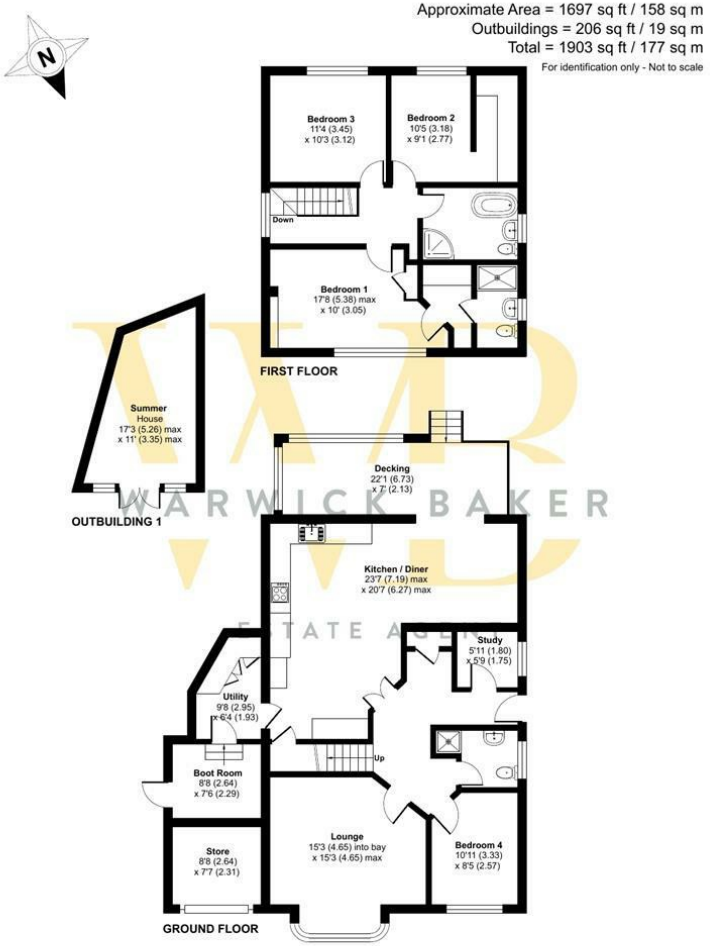
REAR GARDEN
Raised flower and shrub borders, predominately laid to lawn, lean to storage.

DECKING AREAR
22'1 x 7' (6.73m x 2.13m)
An extension of the kitchen accessed via patio doors from the Kitchen/Diner, raised and covered decking area with stunning Southerly aspect views.

WORKSHOP / SUMMER HOUSE
17'3 x 11' (5.26m x 3.35m)
Double doors, power and light.

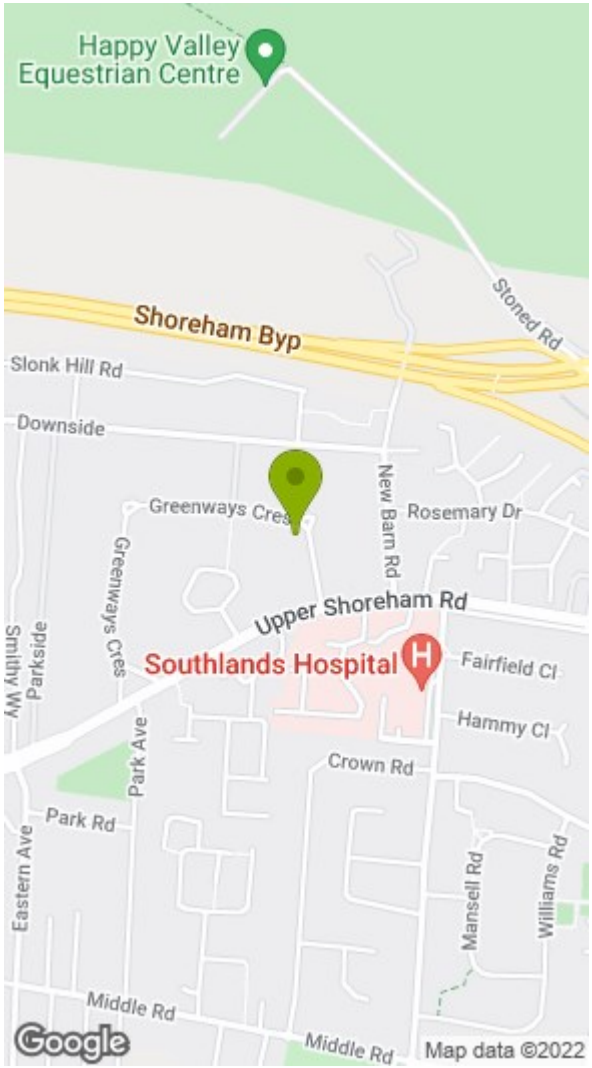
Greenways Crescent, Shoreham-by-Sea, BN43

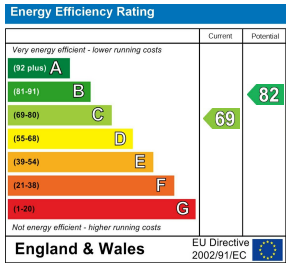
Approximate Area = 1697 sq ft / 158 sq m
Outbuildings = 206 sq ft / 19 sq m
Total = 1903 sq ft / 177 sq m
For identification only - Not to scale

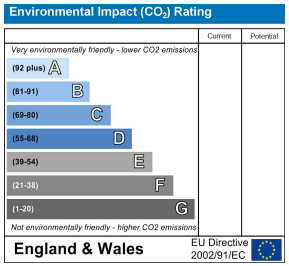


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 827996







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

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