



4 Hopewell Close | | Shoreham-By-Sea | BN43 5PN

**WB**  
WARWICK BAKER  
ESTATE AGENT



## 4 Hopewell Close | | Shoreham-By-Sea | BN43 5PN

£525,000

\*\*\* £525,000 \*\*\*

WARWICK BAKER ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED THREE BEDROOM TOWN HOUSE WITH STUNNING VIEWS OVER LOOKING THE RIVER ADUR.

THE PROPERTY HAS A REFITTED MODERN KITCHEN, W.C, SOUTHERLY ASPECT LIVING ROOM ON THE GROUND FLOOR, TWO BEDROOMS AND A BATHROOM ON THE FIRST FLOOR AND A MASTER BEDROOM WITH ENSUITE ON THE SECOND FLOOR.

OUTSIDE THERE IS SOUTHERLY ASPECT GARDEN AND GARAGE EN BLOC.

- IMMACULATELY PRESENTED
- PARKING & GARAGE
- CALL NOW TO VIEW
- THREE BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- 01273 461144
- STUNNING RIVER VIEWS
- CONSERVATORY
- SOUTHERLY ASPECT GARDENS
- QUIET LOCATION

## ENTRANCE

Door to front, doors to Kitchen, Living Room / Dining Room and W.C, stairs rising to the First Floor Landing.

## KITCHEN / BREAKFAST ROOM 11'3 x 8,1 (3.35m'0.91m x 2.44m,0.30m)

Modern kitchen, with a range of wall and base level units, inset hob, oven under extractor over, inset sink unit, space for appliances, front aspect windows with views of the river Adur and the South Downs.

## LIVING / DINNING ROOM

15'7 x 15' (4.57m'2.13m x 4.57m')  
Southerly aspect room, patio doors leading into the Conservatory, under stairs storage cupboards.

## CONSERVATORY

12'8 x 8'9 (3.66m'2.44m x 2.44m'2.74m)

Southerly aspect windows and patio doors leading out onto the Rear Gardens.

## W.C

Modern matching suite, W.C, wash hand basin, front aspect obscure glass window.

## FIRST FLOOR LANDING

Doors giving access to all rooms, stairs turning and rising to the Second Floor Landing.

## MASTER BEDROOM

16'3 x 15'1 (4.88m'0.91m x 4.57m'0.30m)

Front aspect windows with views of the river Adur and the South Downs, door too

## REAR GARDEN

Southerly aspect landscaped gardens, enclosed by panel fencing, gated rear access.

## BEDROOM 3

15'1 x 8'7 (4.57m'0.30m x 2.44m'2.13m)

Front aspect windows with views of the river Adur and the South Downs.

## BEDROOM 2

15' x 11'5 (4.57m' x 3.35m'1.52m)  
Rear aspect window with southerly views.

## BATHROOM

Matching suite, panel enclosed bath, pedestal wash hand basin, W.C.

## SECOND FLOOR LANDING

Door to Master Bedroom, door to airing cupboard with further eaves storage.

## EN SUITE

Matching suite, walk in shower cubicle, pedestal wash hand basin, W.C, Velux style window.

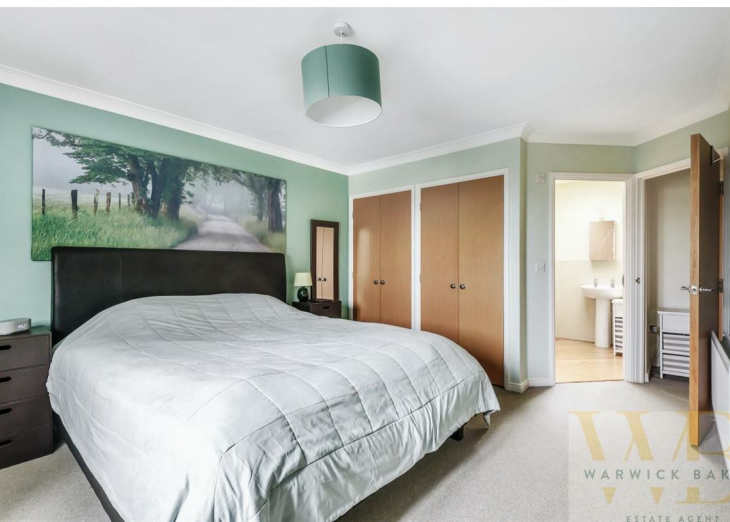
## OUTSIDE

## GARAGE

Situated en bloc, with up and over door, power and light, eaves storage.

## PARKING

There is parking available in front of the Garage.

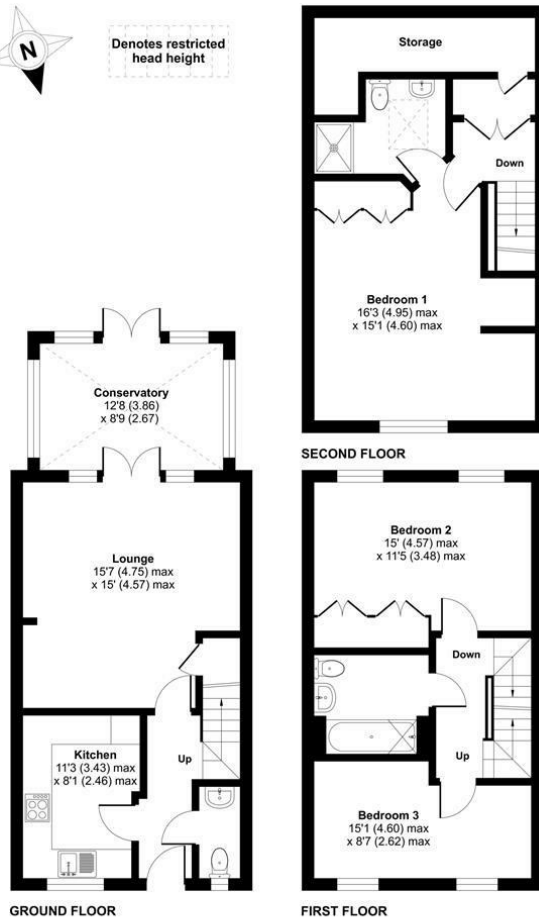


# Hopewell Close, Shoreham-by-Sea, BN43

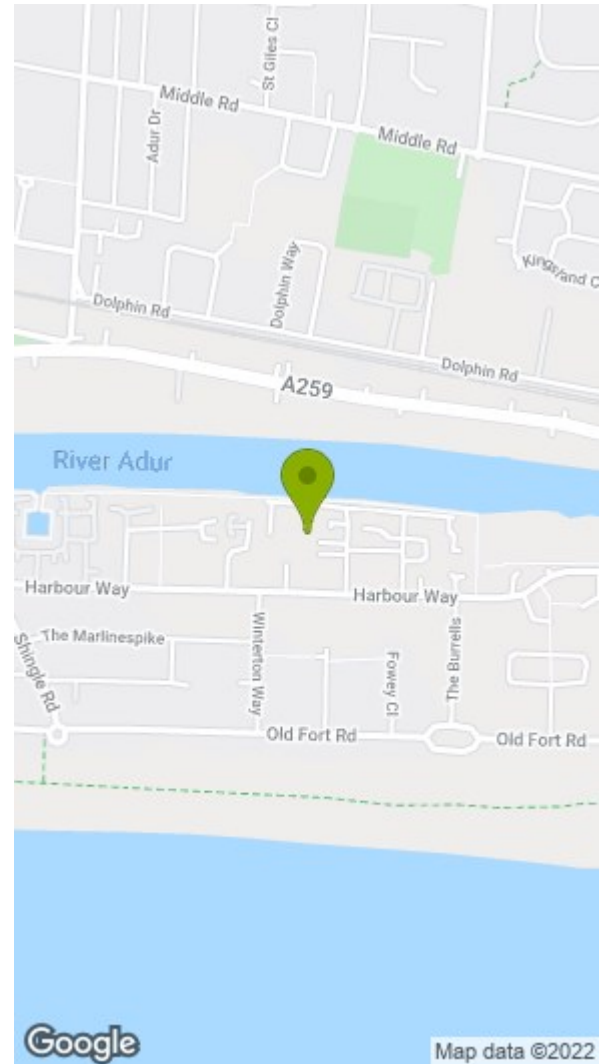
Approximate Area = 1351 sq ft / 126 sq m  
For identification only - Not to scale



Denotes restricted head height



**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 798865



## 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) <b>A</b>		<b>89</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>		
(55-68) <b>D</b>			(55-68) <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	