



248 Harbour Way | | Shoreham-By-Sea | BN43 5HZ





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Offers In Excess Of £1,000,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATLY PRESENTED DETACHED FAMILY HOME ON SHOREHAM BEACH, WITH STUNNING VIEWS JUST OFF OLD FORT ROAD.

THE PROPERTY BOAST SPACIOUS ACCOMMODATION OVER TWO FLOORS INCLUDING KITCHEN BREAKFAST ROOM, DINING ROOM, LIVING ROOM, GAMES ROOM WITH BUILT IN BAR, STUDY AND BATHROOM ON THE GROUND FLOOR, FOUR DOUBLE BEDROOMS, MASTER WITH EN SUITE SHOWER AND FAMILY SHOWER ROOM ON THE FIRST FLOOR AND ROOF TERRACE WITH VIEWS ON THE FIRST FLOOR. OUTSIDE THE IS A WESTERLY FACING REAR GARDEN WITH HEATED POOL.

- SHOREHAM BEACH
- 15'9 X 13'4 LIVING ROOM
- EN SUITE SHOWER TO MASTER BED, FURTHER SHOWER ROOM & FAMILY BATHROOM
- DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- GAMES ROOM WITH BAR, STUDY, DINING ROOM
- BALCONY WITH SEA VIEWS
- WESTERLY ASPECT REAR GARDEN
- 27'8 X 18'9 OPEN PLAN MODERN KITCHEN BREAKFAST ROOM
- HEATED SWIMMING POOL

### ENTRANCE PORCH

Door to front, storage cupboards, step up to

### ENTRANCE HALL

Stairs leading to the First Floor Landing, under stairs storage/larder cupboard. Doors giving access to Living Room, Kitchen Breakfast Room, Ground Floor Bathroom.

### LIVING ROOM

15'9 x 13'4 (4.80m x 4.06m)

Opening to Study area, step down to

### GAMES ROOM

23'3 x 11'8 (7.09m x 3.56m)

Feature bay window, sliding patio doors to front, built in bar.

### STUDY AREA

13'11 x 8' (4.24m x 2.44m)

Large skylight providing natural light, door to

### WORKSHOP / ADDITIONAL STUDY AREA

Accessed via sliding doors.

### KITCHEN / BREAKFAST ROOM

27'8 x 18'9 (8.43m x 5.72m)

Extensive range of modern wall and base units with centre island/breakfast bar, work surfaces over, inset gas hob with

extractor, integral oven, inset sink unit, integrated appliances including fridge, freezer, dishwasher, rear aspect window, large skylight, side aspect door. Opening to Conservatory area, with patio doors and windows looking out across the gardens. Opening to

### DINING ROOM

13'4 x 12'10 (4.06m x 3.91m)

### GROUND FLOOR BATHROOM

Matching suite, comprising corner jacuzzi shower unit, oval jacuzzi bath, wash hand basin, W.C, side aspect window.

### FIRST FLOOR LANDING

Doors giving access to all Bedrooms and Shower Room.

### BEDROOM ONE

14'9 x 13'5 (4.50m x 4.09m)

Front aspect window, extensive range of fitted wardrobes. Door to

### EN-SUITE SHOWER ROOM

Double shower unit, wash hand basin, W.C.

### BEDROOM TWO

15'1 x 10'7 (4.60m x 3.23m)

Rear aspect window, extensive range of fitted wardrobes.

### BEDROOM THREE

11'10 x 11'7 (3.61m x 3.53m)

Sliding patio doors leading out onto a Roof Terrace.

### BEDROOM FOUR

13'9 x 13'5 (4.19m x 4.09m)

Rear aspect window.

### SHOWER ROOM

Shower unit, wash hand basin, W.C, side aspect window.

### OUTSIDE

#### FRONT GARDEN

Paved with an 'In Out' driveway and parking for at least 3 cars.

#### TANDEM LENGTH GARAGE

169'9 x 9'1 (51.74m x 2.77m)

Electric up and over door.

#### LEAN TO STORAGE

Side door giving access.

#### REAR GARDEN

Paved for low maintenance, heated kidney shaped Swimming Pool.

Pump house at the rear of the garden. Side access to Lean To/ Storage.

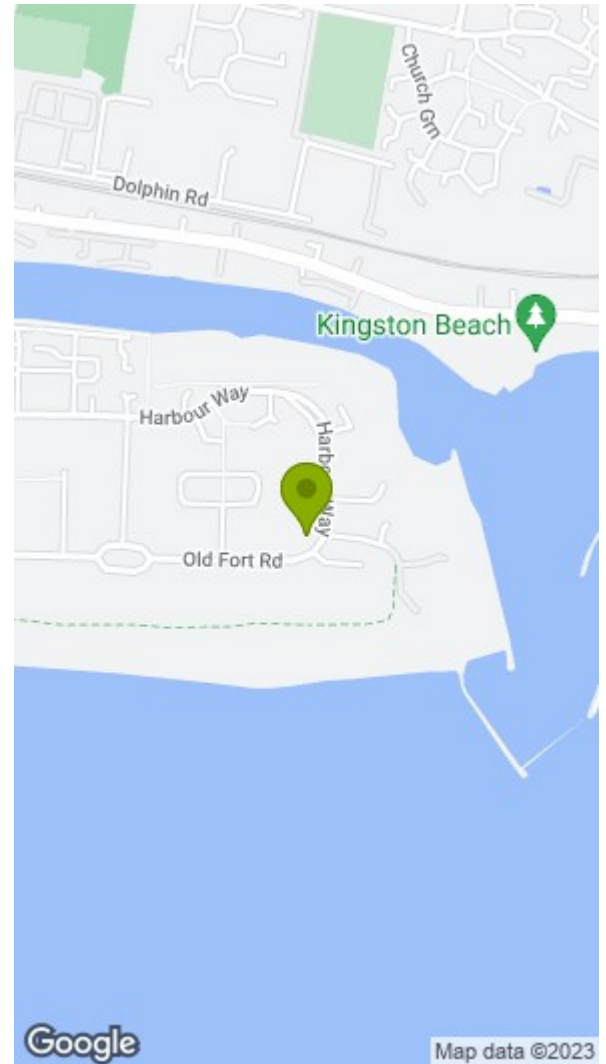
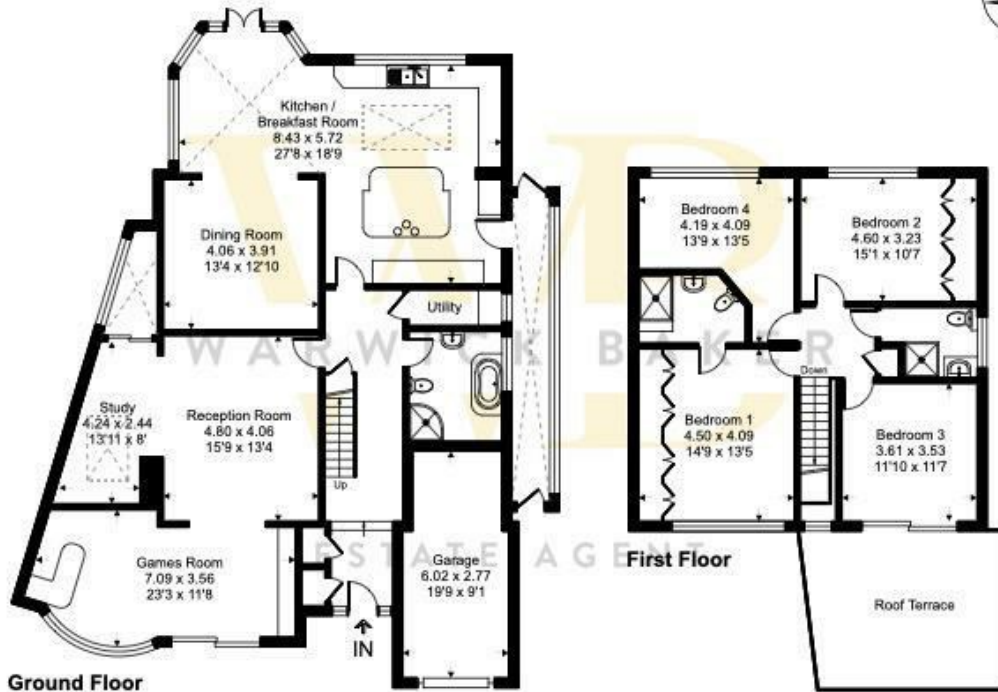
#### ROOF TERRACE

With stunning views to the River Adur, South Downs and Shoreham Beach.



# Harbour Way, BN43

Approximate Gross Internal Area = 237 sq m / 2542 sq ft (includes garage)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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- \* 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	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) 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	73	78
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