20 Fowey Close | | Shoreham-By-Sea | BN43 5HE

WARWICK BAKER
ESTATE AGENT

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£689,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE DETACHED CHALET STYLE HOUSE ON SHOREHAM BEACH. THE PROPERTY BENEFITS FROM ENTRANCE VESTIBULE, ENTRANCE HALL, FOUR DOUBLE BEDROOMS, 22' DUAL ASPECT LOUNGE, CONSERVATORY ROOM, 15' KITCHEN, 10' DINING ROOM, GROUND FLOOR BATHROOM, FIRST FLOOR BATHROOM, 32' FRONT GARDEN WITH OFF ROAD PARKING, PRIVATE DRIVEWAY, 29' GARAGE AND 75' WEST FACING REAR GARDEN. THE PROPERTY HAS SOLAR PANELS PROVIDING HOT WATER, WHICH ARE OWNED BY THE VENDOR. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. VENDOR SUITED.

- ENTRANCE HALL
- FOUR DOUBLE BEDROOMS
- 22' DUAL ASPECT LOUNGE
- 15' KITCHEN + 10' DINING ROOM
- CONSERVATORY ROOM
- TWO BATHROOMS
- 32' FRONT GARDEN WITH OFF ROAD PARKING
- PRIVATE DRIVEWAY TO 29' GARAGE
- 75' WEST FACING REAR GARDEN
- VENDOR SUITED

Part frosted double glazed front door leading to:

ENTRANCE VESTIBULE
5'11" x 5'2" (1.81 x 1.58)
Frosted double glazed windows to the front and side.

Part frosted glazed door off entrance vestibule to:

ENTRANCE HALL
28'6" in length (8.70 in length)
Storage cupboard housing electric meter and electric trip switches, single panel radiator.

Door off entrance hall to:

LOUNGE
22'6" x 12'7" (6.86 x 3.85)
Having a dual aspect, double glazed windows and sliding double glazed patio door to the rear having a westerly aspect, three sets of double glazed windows to the side having a favoured southerly aspect, three double panelled radiators.

Door off entrance hall to:

DINING ROOM
10'5" x 8'5" (3.18 x 2.57)
Double glazed window to the side having a favoured southerly aspect, built in double doored storage cupboard with hanging and shelving space, double panelled radiator.

Archway off dining room to:

KITCHEN
15'0" x 10'11" (4.59 x 3.34)
Comprising 1 1 /4 bowl stainless steel sink unit with mixer tap inset into work top, storage cupboards under, tray space to the side, built in integrated ' BOSCH ' dishwasher to the side, two corner carousel cupboards, tiled splash back, adjacent work top with inset four ring gas hob, drawer and cupboard under, display shelving to the side, tiled splash back, complimented by matching wall unit over, built in extractor hood to the side, display shelving to the side, wall mounted ' VAILLANT ' gas fired combination boiler to the side, further adjacent work top to the side with range of drawers under, tiled splash back, complimented by matching wall units over with two leaded glazed doors, built in electric oven to the side, built in microwave over, storage cupboards under and over, larder style storage cupboard to the side, free standing ' BEKO ' fridge/freezer to the side, display shelf over, further adjacent matching work top to the side, free standing ' BOSCH ' washing machine under, display shelving to the side, drawer and cupboard to the side, tiled splash back, double glazed window to the side having a favoured southerly aspect, frosted double glazed door giving access to the driveway, double glazed window to the front having an easterly aspect, two frosted double glazed windows to the front having an easterly aspect.

Door off entrance hall to:

BEDROOM 1
13'8" x 12'7" (4.17 x 3.85)
Into bay with double glazed windows to the front having an easterly aspect, two built in double mirrored doored wardrobes with hanging and shelving space, single mirrored doored wardrobe with hanging and shelving space, further built in double doored wardrobe with hanging and shelving space, storage cupboard to the side with shelving, further built in bedroom furniture over the bed area comprising two single mirrored doored wardrobes with hanging and shelving space, two dressing tables either side of the bed with glass display shelving over, two built in high level double doored storage cupboards, double panelled radiator.

Door off entrance hall to:

BEDROOM 4
10'2" x 10'0" (3.10 x 3.05)
Twin double glazed sliding patio doors to the rear having a westerly aspect, built in double doored storage cupboard with shelving, three drawers to the side, display shelving over, double panelled radiator.

Door off entrance hall to:

GROUND FLOOR BATHROOM
Being fully tiled, comprising bath with mixer tap and twin hand grips, ' MIRA ' wall mounted independent shower unit with separate shower attachment, folding shower screen, low level wc, heated hand towel rail, vanity unit with inset wash hand basin with contemporary style mixer tap, double doored storage cupboard under, frosted double glazed window.

Part glazed door off entrance hall to:

CONSERVATORY ROOM
14'10" x 10'11" (4.54 x 3.34)
Double glazed windows to the rear having a westerly aspect, double glazed windows to the side, lofted roof space, granite effect work top, range of drawers and storage cupboards under, complimented by matching wall units over, larder style storage cupboard to the side, double panelled radiator.

Turning staircase up from entrance hall to:

LANDING
Double glazed window to the rear having a westerly aspect, access to loft storage space.

Door off landing to:

BEDROOM 3
10'1" x 8'11" (3.08 x 2.73)
Double glazed windows to the rear having a westerly aspect, built in wardrobe with hanging and shelving space, further built in storage cupboard with hanging space, double doored storage cupboard over, three drawers to the side, double panelled radiator.

Door off landing to:

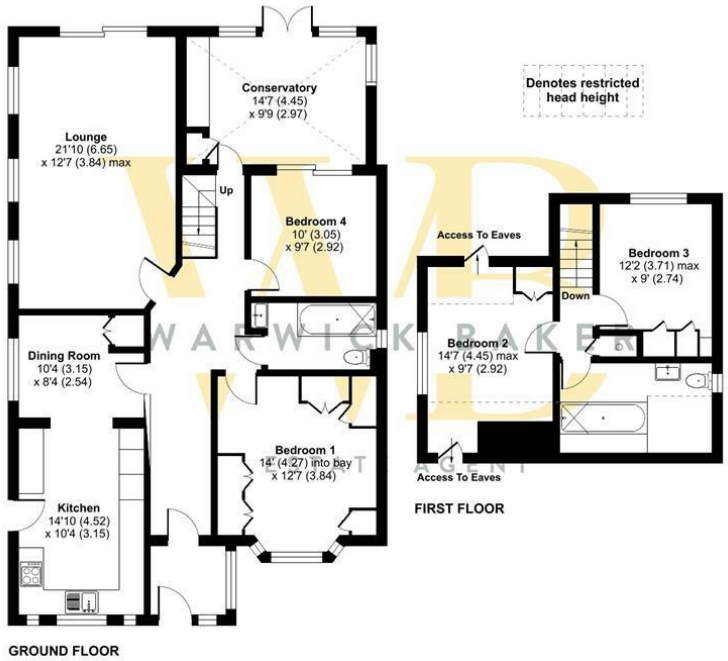
BEDROOM 2
11'8" x 7'0" (3.57 x 2.15)
Double glazed windows to the side having a favoured southerly aspect with glimpses of The English Channel, built in double doored wardrobe with hanging and shelving space, double panelled radiator, two built in eaves storage cupboards.

Door off landing to:

BATHROOM 2
Being fully tiled, comprising panel bath with mixer tap, twin hand grips, ' MIRA ' wall mounted independent shower unit with separate shower attachment, folding shower screen, pedestal wash hand basin with mixer tap, low level wc, heated hand towel rail, frosted double glazed window with inset extractor fan.

Fowey Close, Shoreham-by-Sea, BN43

Approximate Area = 1543 sq ft / 143.3 sq m
Limited Use Area(s) = 87 sq ft / 8 sq m
Total = 1630 sq ft / 151.4 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.
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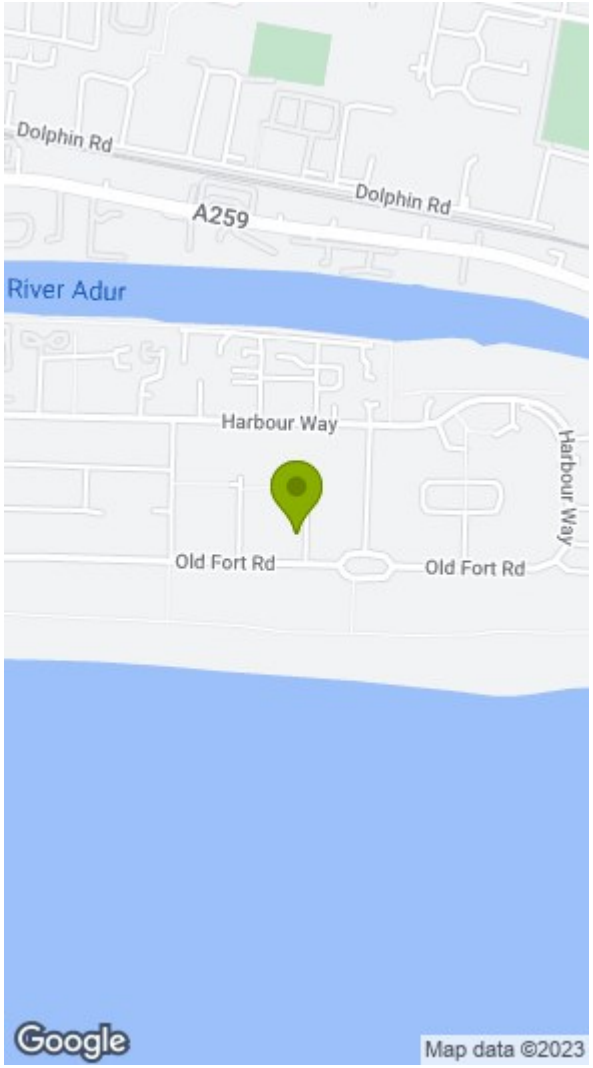

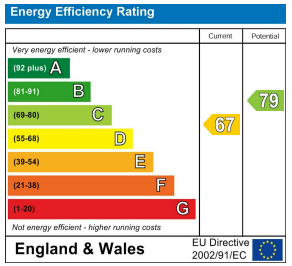

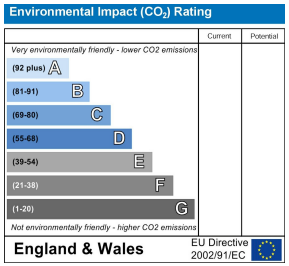

Disclaimer

* 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