



8 Anchor Close | | Shoreham-By-Sea | BN43 5BY

**WB**  
WARWICK BAKER  
ESTATE AGENT



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Offers In Excess Of £425,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS VERY WELL PRESENTED SEMI-DETACHED HOUSE, LOCATED WITHIN 500 METRES OF SHOREHAM BEACH. BUILT CIRCA. 2000, THE PROPERTY BENEFITS FROM ENTRANCE HALL, THREE BEDROOMS, 16' WEST FACING LOUNGE/DINER, MODERN KITCHEN, GROUND FLOOR CLOAKROOM, MODERN BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, STUNNING 42' WEST FACING REAR GARDEN AND TWO ALLOCATED PARKING SPACES. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- 3 BEDROOMS
- 16' LOUNGE/DINER
- MODERN KITCHEN
- GROUND FLOOR CLOAKROOM
- MODERN BATHROOM
- EN-SUITE TO MAIN BEDROOM
- 42' WEST FACING REAR GARDEN
- 2 OFF ROAD PARKING SPACES
- NO UPWARD CHAIN

Part frosted leaded double glazed front door leading to:

### ENTRANCE HALL

11'4" in length (3.47 in length)

Radiator with cover, 'KARNDEAN' flooring.

Doorway off entrance hall to:

### LOUNGE

16'6" x 13'10" (5.05 x 4.23)

Leaded double glazed windows to the rear having a westerly aspect, feature electric fire with wood surround and mantle, marble insert, double panelled radiator, single panel radiator, 'KARNDEAN' flooring, door giving access to airing cupboard housing hot water cylinder, slatted shelving.

Door off entrance hall to:

### KITCHEN

10'10" x 7'6" (3.31 x 2.29)

Comprising circular stainless steel sink unit with contemporary style mixer tap, inset into granite effect rolled edge work top, circular stainless steel drainer to the side, storage cupboard under, integrated 'BEKO' washing machine to the side, free standing slim line 'RUSSELL HOBBS' dishwasher to the side, tiled splash back, adjacent matching granite effect work top, inset five ring gas hob, double electric oven under, drawers and cupboard to the side, tiled splash back, complimented by matching wall units over with under counter lighting, integrated extractor hood with down light, free standing fridge/freezer to the side, single panel radiator, leaded double glazed windows to the front having an easterly aspect, tiled flooring, spot lighting.

Door off entrance hall to:

### GROUND FLOOR CLOAK ROOM

Comprising low level wc, pedestal wash hand basin with hot and cold taps, tiled splash back, single panel radiator, frosted leaded double glazed window, 'KARNDEAN' flooring.

Turning staircase up from entrance hall with bannister and spindle and separate hand rail to:

### LANDING

Access to loft storage space, part wood panelling to dado

height.

Door off landing to:

### BEDROOM 1

11'10" x 8'5" (3.61 x 2.58)

Leaded double glazed windows to the front having an easterly aspect, built in double doored wardrobe with hanging and shelving space, range of built in bedroom furniture comprising of fifteen drawers, single panel radiator.

Door off bedroom 1 to:

### EN-SUITE SHOWER ROOM

Comprising pedestal wash hand basin with hot and cold taps, tiled splash back, low level wc, single panel radiator, frosted leaded double glazed window, vinyl flooring, extractor fan, step in fully tiled shower cubicle with built in shower with separate shower attachment, folding glass shower screen.

Door off landing to:

### BEDROOM 2

10'8" x 8'1" (3.27 x 2.47)

Leaded double glazed windows to the rear having a westerly aspect, built in double doored wardrobe with hanging and shelving space, single panel radiator.

Door off landing to:

### BEDROOM 3/STUDY

8'10" x 5'6" (2.71 x 1.70)

Leaded double glazed windows to the rear having a westerly aspect, desk area with three drawers and three storage cupboards under, shelving over, built in single door wardrobe with hanging and shelving space, radiator and cover, 'KARNDEAN' flooring.

Door off landing to:

### BATHROOM

Being part tiled, comprising panel bath with hot and cold taps, built in shower with separate shower attachment, glass shower screen, pedestal wash hand basin with hot and cold taps, glass shelving over, low level wc, vinyl flooring, frosted leaded double glazed window, vinyl flooring.

### FRONT GARDEN

15'6" x 14'7" (4.73 x 4.47)

Two astro turf areas, brick pathway to the front door, enclosed by fencing to two sides, two raised shale areas, two off road parking spaces.

### REAR GARDEN

42'3" x 14'7" (12.90 x 4.47)

Access gained via twin French doors off the lounge, patio slab area, having a westerly aspect, mainly laid to lawn enclosed by patio slab path, timber built shed, enclosed by fencing to three sides.

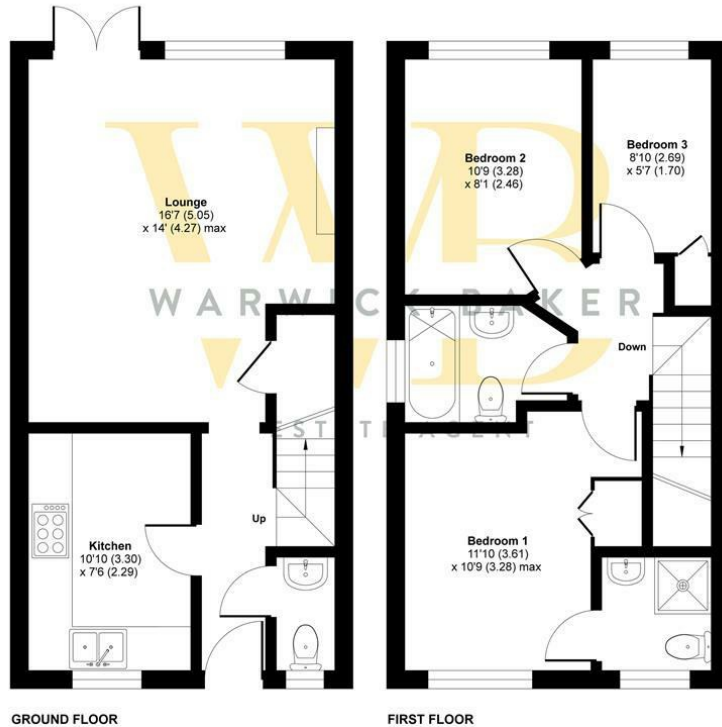
### ESTATE MANAGEMENT CHARGE

There is an annual Estate Management Charge of approx. £150 per annum.

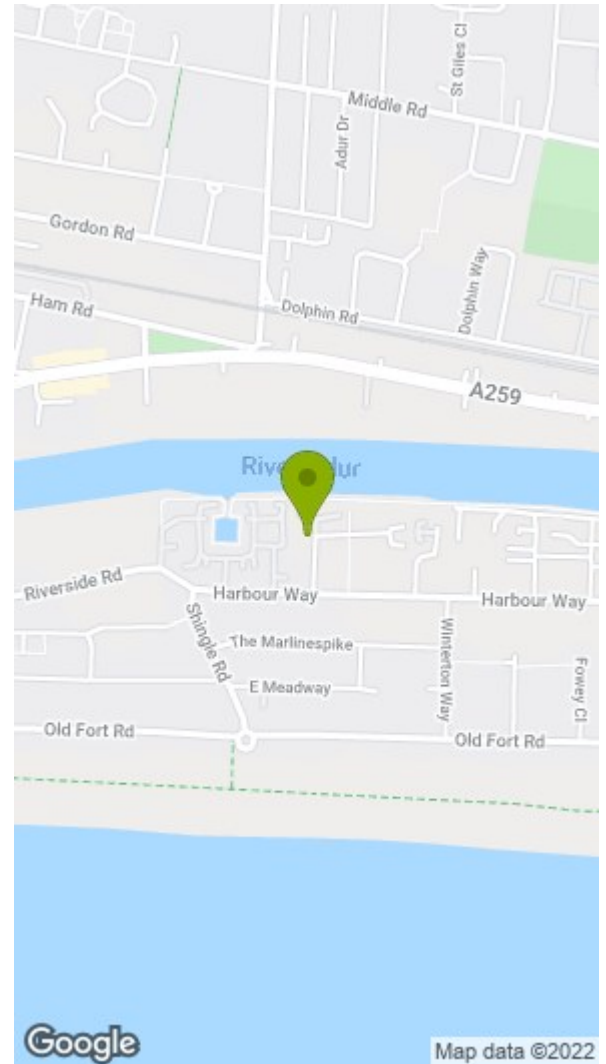


# Anchor Close, Shoreham-by-Sea, BN43

Approximate Area = 782 sq ft / 73 sq m  
For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 791423.



## 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) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(54-68) D			(54-68) 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		England & Wales	EU Directive 2002/91/EC	