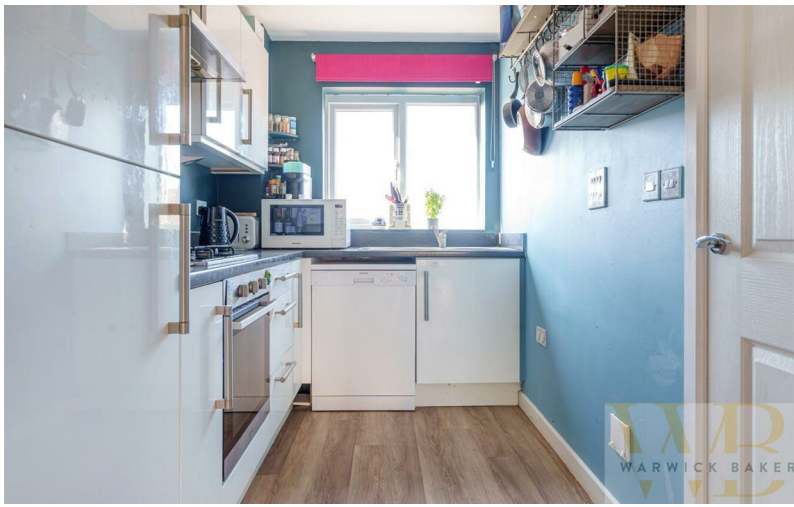
67b Harbour Way | | Shoreham-By-Sea | BN43 5BX

WARWICK BAKER
ESTATE AGENT



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Offers In Excess Of £435,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SEMI-DETACHED HOUSE. BUILT CIRCA. 2012 AND LOCATED WITHIN 200 METRES OF THE RIVER ADUR AND THE FORESHORE. THE PROPERTY BENEFITS FROM AN ENTRANCE HALL, THREE DOUBLE BEDROOMS, OPEN PLAN LOUNGE/KITCHEN, SEPARATE CLOAKROOM, 14' REAR BALCONY, GROUND FLOOR UTILITY ROOM, GROUND FLOOR OFFICE, EN-SUITE SHOWER ROOM TO MAIN BEDROOM, FAMILY BATHROOM, REAR PATIO GARDEN, OFF ROAD PARKING AND GARAGE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- THREE DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- MODERN KITCHEN
- SEPARATE CLOAKROOM
- UTILITY ROOM + OFFICE
- FAMILY BATHROOM + EN-SUITE TO MAIN BEDROOM
- 14' REAR BALCONY
- REAR PATIO GARDEN
- OFF ROAD PARKING + GARAGE

Part double glazed front door leading to:

ENTRANCE HALL
15'2" in length (4.63 in length)
Single panel radiator, ' KARNDEAN ' style flooring

Door off entrance hall to:

UTLITY ROOM
10'4 x 5'2 (3.15m x 1.57m)
Comprising granite effect worktop, storage cupboards under, space and plumbing for washing machine to the side, single panel radiator.

Doorway off utility room to:

OFFICE
12'5 x 8'1 (3.78m x 2.46m)
Double glazed windows to the rear, ' KARNDEAN ' style flooring, single panel radiator.

Turning staircase with bannister and spindles up from entrance hall to:

FIRST FLOOR LANDING
Single panel radiator.

Door off landing to:

LOUNGE/DINING ROOM
14'00 x 13'10 (4.27m x 4.22m)
Double glazed windows to the rear, contemporary style radiator, ' KARNDEAN ' style flooring.

Opening off lounge/dining room to:

KITCHEN
10'00 x 6'00 (3.05m x 1.83m)
Comprising 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap inset into work top, storage cupboard under, space for dishwasher to the side, matching work top to the side with inset four ring gas hob, electric oven under, drawers and cupboards to the side, stainless steel backsplash, stainless steel canopied extractor hood over, complimented by matching wall units over with downlighting, built in integrated fridge/freezer to the side, double glazed windows to the front having a favoured southerly aspect, ' KARNDEAN ' style flooring, door giving access to first floor landing.

Door off first floor landing to:

SEPARATE CLOAKROOM
Comprising low level wc, wall mounted wash hand basin with contemporary style mixer tap, heated hand towel rail, ' KARNDEAN ' style flooring, frosted double glazed window.

Turning staircase with bannister and spindles up from first floor landing to:

SECOND FLOOR LANDING
Door off second floor landing to:

BEDROOM 1
10'6 x 10'3 (3.20m x 3.12m)
Double glazed window to the rear, single panel radiator, ' KARNDEAN ' style flooring, part sloping ceiling.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Comprising low level wc, pedestal wash hand basin with hot and cold taps, tiled splash back, single panel radiator, KARNDEAN ' style flooring, part sloping ceiling, spot lighting extractor fan, step in fully tiled shower cubicle with wall mounted ' MIRA ' shower unit with separate shower attachment, folding shower screen.

Door off second floor landing to:

BEDROOM 3
13'11 x 8'4 (4.24m x 2.54m)
Double glazed windows to the front having a favoured southerly aspect, single panel radiator, door giving access to storage cupboard.

Door off second floor landing to:

FAMILY BATHROOM
Being part tiled, comprising panel bath with mixer tap with separate shower attachment, glass shower screen, pedestal wash hand basin with hot and cold taps, low level wc, heated hand towel rail, ' KARNDEAN ' style flooring, extractor fan.

Turning staircase with bannister and spindles up from second floor landing to:

THIRD FLOOR LANDING
Sloping ceiling with ' VELUX ' window to the front having a favoured southerly aspect.

Door off third floor landing to:

BEDROOM 2
13'10" x 13'8" (4.22 x 4.17)
Sloping ceilings, two ' VELUX ' windows to the front having a favoured southerly aspect with direct views of The English Channel, double panelled radiator, LED downlighting.

FRONT AREA
Laid to brick hardstanding with off road parking.

GARAGE
13'3" x 8'0" (4.04m x 2.46m)
Up and over door, power and lighting, door with part security glass giving access to the office.

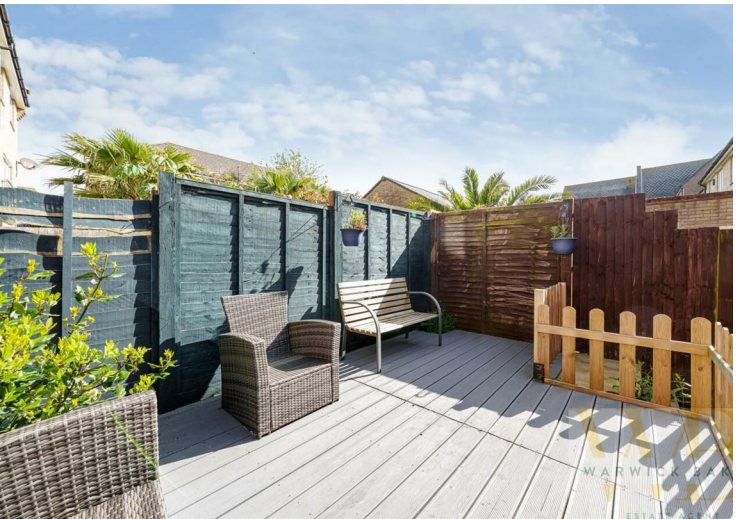
Twin double glazed French doors off the office to:

REAR PATIO GARDEN
22'11" x 16'4" (7.00 x 5.00)
Patio brick area, stairs up to raised deck area, enclosed by fencing to three sides.

Turning spiral staircase up to:

REAR BALCONY
14' wide (4.27m wide)
Enclosed by steel balustrade.

ESTATE MANAGEMENT CHARGE
There is a management company with annual charges Circa. £400 per annum.



Harbour Way, Shoreham-by-Sea, BN43

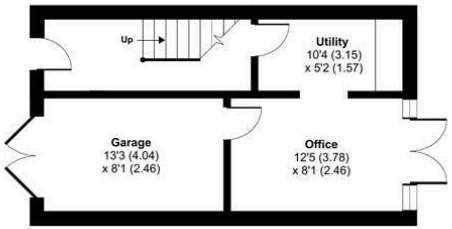
Approximate Area = 1197 sq ft / 111.2 sq m (includes garage)
Limited Use Area(s) = 69 sq ft / 6.4 sq m
Total = 1266 sq ft / 117.6 sq m
For identification only - Not to scale

Denotes restricted head height

SECOND FLOOR

THIRD FLOOR

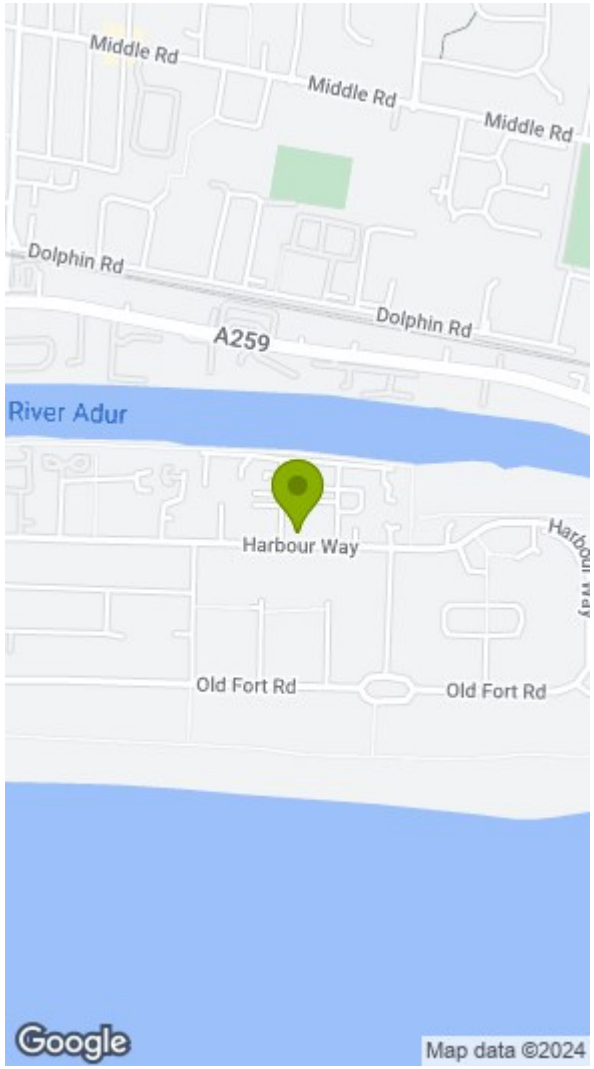
FIRST FLOOR

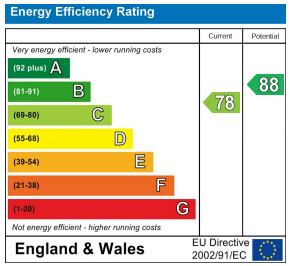


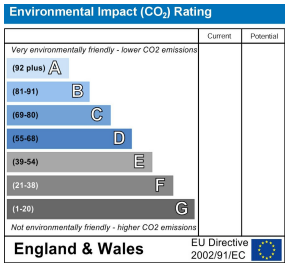
GROUND FLOOR

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: 802878







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