



IGHTON & HOVE ALBION

90 Harbour Way | | Shoreham-By-Sea | BN43 5HH



ESTATE AGENT



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£575,000

*** OFFERS IN EXCESS OF £575,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS EXTREMELY WELL PRESENTED EXTENDED SEMI-DETACHED FAMILY HOME.

LOCATED ON SHOREHAM BEACH, THIS PROPERTY HAS BEEN UPDATED BY THE CURRENT VENDORS AND BENEFITS FROM A MODERN REFITTED KITCHEN, UTILITY ROOM AND A 22'4 X 22'3 SOUTHERLY ASPECT OPEN PLAN LIVING / DINING ROOM OPENING OUT ONTO THE REAR GARDENS. UPSTAIRS THERE ARE THREE BEDROOMS AND A MODERN REFITTED BATHROOM. OUTSIDE THERE IS OFF ROAD PARKING AT THE FRONT WITH A GARAGE AND A SECLUDED SOUTH FACING GARDEN AT THE REAR.

THE PROPERTY MUST BE VIEWED TO BE APPRECIATED. 01273 461144

- SHOREHAM BEACH
- 22'4 X 22'3 EXTENDED LIVING / DINING ROOM
- PLEASE CALL TO VIEW
- SEMI-DETACHED HOUSE
- SOUTHERLY FACING REAR GARDENS
- 01273 461144
- IMMACULATELY PRESENTED
- THREE BEDROOMS
- MODERN REFITTED KITCHEN & UTILITY
- GARAGE & DRIVEWAY

ENTRANCE PORCH

Door to front, opening to

ENTRANCE HALL

Stairs turning and rising to the First Floor Landing, under stairs storage, door to

KITCHEN

9'11 x 8 (3.02m x 2.44m)

Refitted modern kitchen comprising, range of wall and base units, work surfaces including breakfast bar, inset sink unit, inset hob, double oven under, integrated appliances. Front aspect window, opening to

LIVING DINING ROOM

22'4 x 22'3 (68.38m x 6.78m)

Southerly aspect room, part vaulted ceiling with skylight, tri-folding doors leading out onto the rear gardens.

UTILITY ROOM

Base units with work surface, inset sink unit, space for appliances. W.C, skylight.

FIRST FLOOR LANDING

Doors giving access to all rooms and loft.

BEDROOM ONE

10'11 x 10'06 (3.33m x 3.20m)

Rear aspect window.

BEDROOM TWO

8'5 x 8'2 (2.57m x 2.49m)

Front aspect window.

BEDROOM THREE

10'6 x 6'5 (3.20m x 1.96m)

Rear aspect window.

BATHROOM

Modern suite, bath with shower over, wash hand basin, W.C, front aspect obscure glass window.

OUTSIDE

FRONT GARDENS

Area of lawn, driveway providing off road parking for two cars. Gated side access.

GARAGE

11' x 8'2 (3.35m x 2.49m)

Up and over door, rear access.

REAR GARDEN

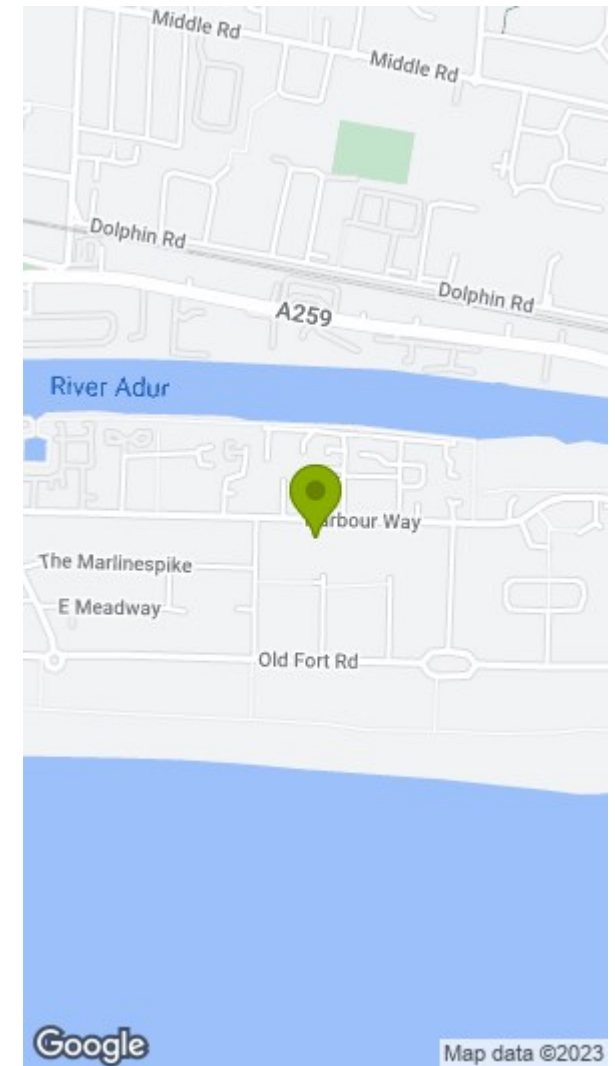
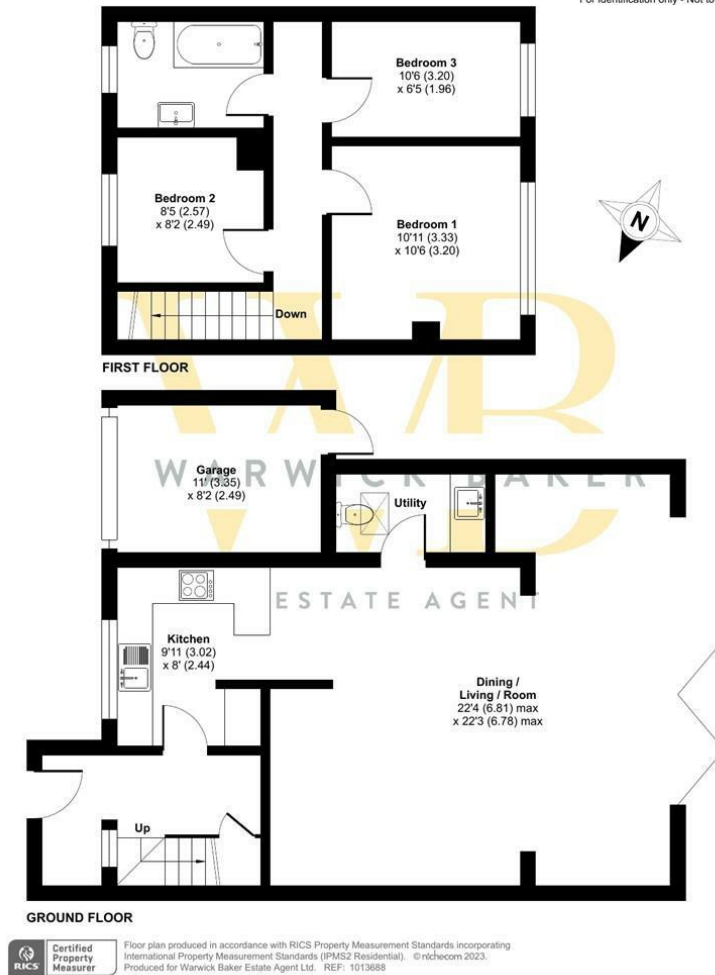
Southerly aspect secluded being laid to lawn with area of patio, mature flower and shrub borders.



Harbour Way, Shoreham-by-Sea, BN43

Approximate Area = 1157 sq ft / 107.4 sq m (includes garage)

For identification only - Not to scale



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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Rating: 71 | Potential Energy Rating: 84