11 Harbour Way | | Shoreham-By-Sea | BN43 5BX

WARWICK BAKER
ESTATE AGENT

11 Harbour Way | | Shoreham-By-Sea | BN43 5BX

£449,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS THREE BEDROOM END OF TERRACE PROPERTY OFFERED WITH NO CHAIN.

THE PROPERTY BOASTS A 18' SOUTHERLY ASPECT LIVING ROOM, 13'10 KITCHEN/DINER AND A CLOAKROOM ON THE GROUND FLOOR. UPSTAIRS THERE ARE THREE BEDROOMS, MASTER WITH EN-SUITE AND A FAMILY BATHROOM.

OUTSIDE THERE IS A REAR GARDEN AND PARKING AT THE FRONT FOR TWO CARS.

CALL NOW TO VIEW - 01273 461144

- VACANT - NO CHAIN
- GROUND FLOOR W.C
- CALL NOW TO VIEW
- 3 BEDROOMS + EN-SUITE
- PARKING FOR 2 CARS
- 01273 461144
- 18'5 SOUTHERLY ASPECT LIVING ROOM
- WALKING DISTANCE TO THE BEACH
- 13'10 KITCHEN / DINER
- CLOSE TO THE FOOTBRIDGE

ENTRANCE
Door to front, doors giving access to Living Room, W.C.

LIVING ROOM
18' x 13'10 (5.49m x 4.22m)
Southerly aspect window to front, stairs turning and rising to the First Floor Landing, under stairs cupboard, door to

KITCHEN / DINING ROOM
13'10 x 9'6 (4.22m x 2.90m)
Modern range of wall and base units, work surfaces over, inset sink unit, inset hob, oven under, space for appliances, rear aspect window, sliding patio doors leading out onto the Rear Gardens.

W.C
Low level W.C, wash hand basin

FIRST FLOOR LANDING
Doors giving access to all rooms, loft access.

BEDROOM 1
13'10 x 10'4 (4.22m x 3.15m)
Southerly aspect windows to front, built in wardrobes, door to

EN-SUITE SHOWER
Matching suite, step in shower cubicle, wash hand basin, low level W.C.

BEDROOM 2
11'9 x 7'8 (3.58m x 2.34m)
Rear aspect window, built in wardrobes.

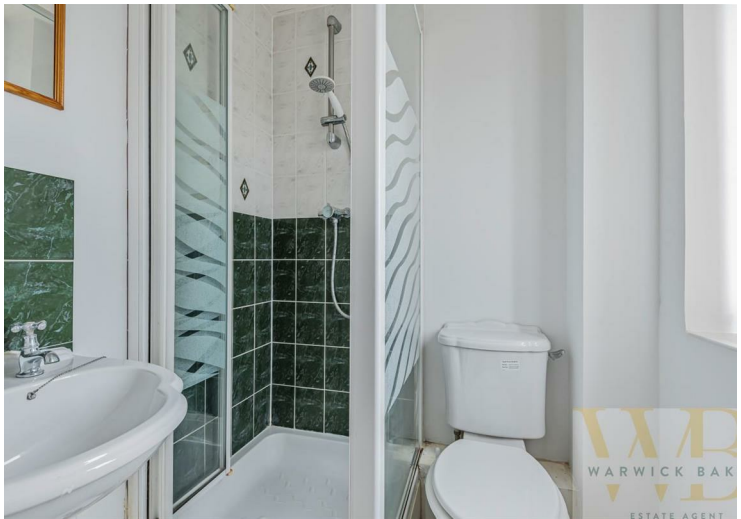
BEDROOM 3
10'11 x 5'11 (3.33m x 1.80m)
Rear aspect window, built in wardrobes.

BATHROOM
Matching suite, panel enclosed bath, wash hand basin, low level W.C, obscure glass side aspect window.

OUTSIDE

FRONT GARDEN

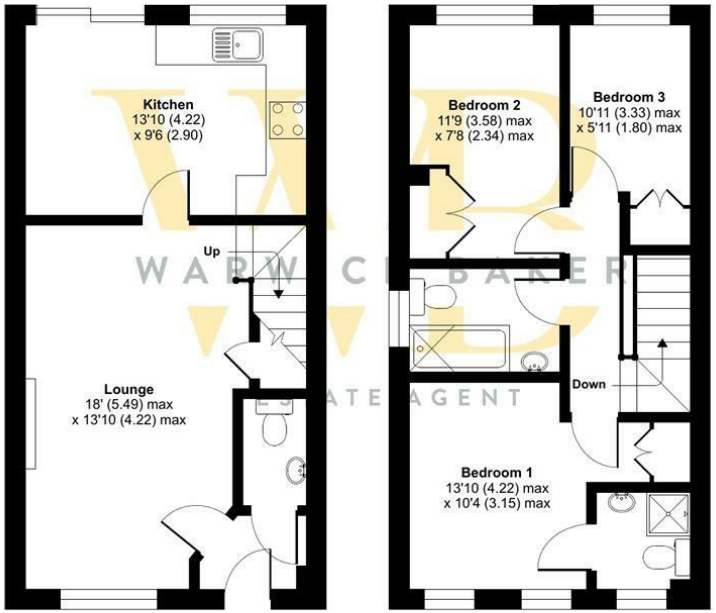
REAR GARDEN



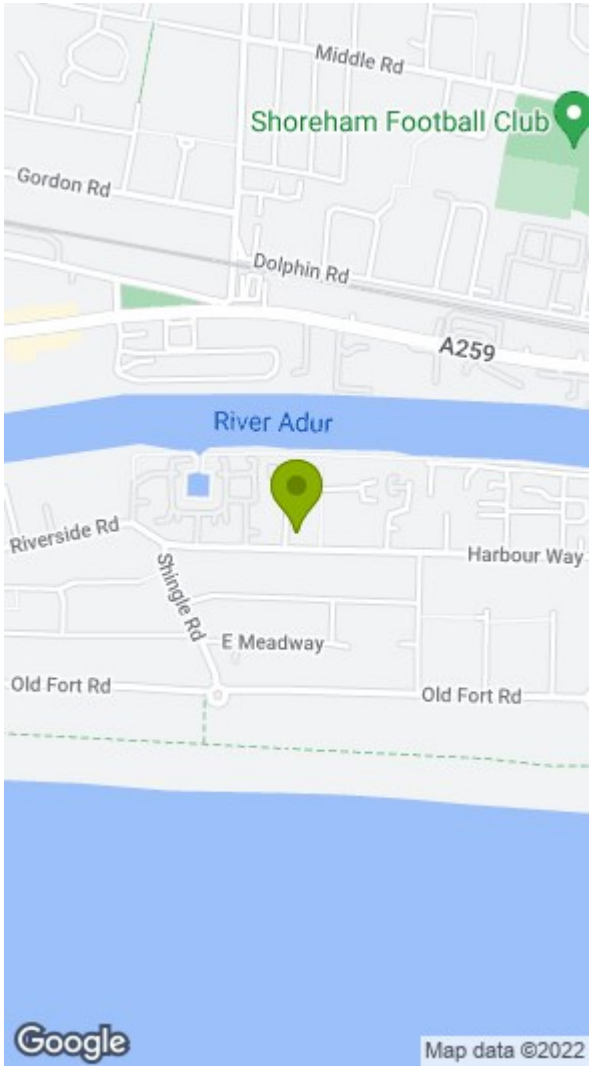
Harbour Way, Shoreham-by-Sea, BN43

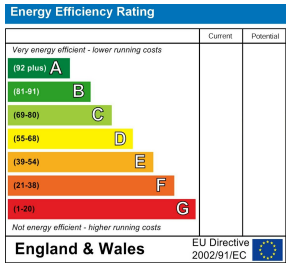
Approximate Area = 788 sq ft / 73.2 sq m

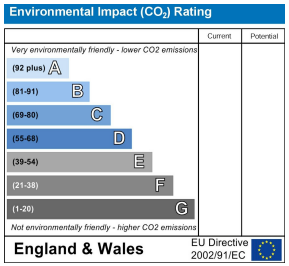
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Warwick Baker Estate Agent Ltd. REF: 837959







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