



17 Benbow Close | | Shoreham-By-Sea | BN43 5RY



WARWICK BAKER  
ESTATE AGENT



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Offers In Excess Of £500,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED BUNGALOW ON SHOREHAM BEACH.

LOCATED MINUTES FROM BOTH THE FOOTBRIDGE AND BEACH THIS SEMI-DETACHED BUNGALOW HAS BEEN RENOVATED TO A HIGH STANDARD BY THE CURRENT VENDOR.

THE PROPERTY BENEFITS FROM A 28'8" OPEN PLAN LIVING / DINING / KITCHEN, TWO BEDROOMS BOTH WITH EN-SUITE, SOUTHERLY ASPECT CONSERVATORY, SHOWER ROOM, SOUTHERLY ASPECT COURTYARD GARDEN, PARKING AND A GARAGE EN-BLOC.

PLEASE CALL TO MAKE AN APPOINTMENT TO VIEW -01273 46114.

- BENBOW CLOSE, SHOREHAM BEACH
- SEMI-DETACHED BUNGALOW
- IMMACULATE CONDITION THROUGH-OUT
- TWO DOUBLE BEDROOMS BOTH WITH EN-SUITE
- OPPOSITE THE FOOTBRIDGE
- SOUTHERLY ASPECT CONSERVATORY
- MODERN FITTED KITCHEN
- OFF ROAD PARKING
- PLEASE CALL TO VIEW
- 01273 461144

## ENTRANCE LOBBY

Door to front.

## ENTRANCE HALL

Doors giving access to Living / Dining Room, storage cupboards, Shower Room, Bedroom One.

## OPEN PLAN RECEPTION ROOM

28'8 x 14'1 (8.74m x 4.29m)

## LIVING / DINING AREA

Northerly and Southerly aspect windows, doors to Bedroom Two and Conservatory, opening to

## KITCHEN AREA

Modern Fitted kitchen with a range of wall and base units, work surfaces, inset sink unit, inset hob, oven and extractor, space for appliances, front aspect window, door giving access to Courtyard Garden.

## CONSERVATORY

13'7 x 8'9 (4.14m x 2.67m)

Southerly aspect, with patio doors leading out onto the rear garden.

## BEDROOM ONE

14' x 11'1 (4.27m x 3.38m)

Southerly and Westerly aspect windows, built in wardrobe, door to

## EN-SUITE

Modern suite, wash hand basin, W.C.

## BEDROOM TWO

19' x 10'11 (5.79m x 3.33m)

Front aspect windows, door to Courtyard Garden, door to

## EN-SUITE SHOWER

Modern suite, walk in shower, wash hand basin, W.C.

## SHOWER ROOM

Modern suite, walk in shower, wash hand basin, W.C., window.

## OUTSIDE

## FRONT GARDENS

Walled coutyard garden.

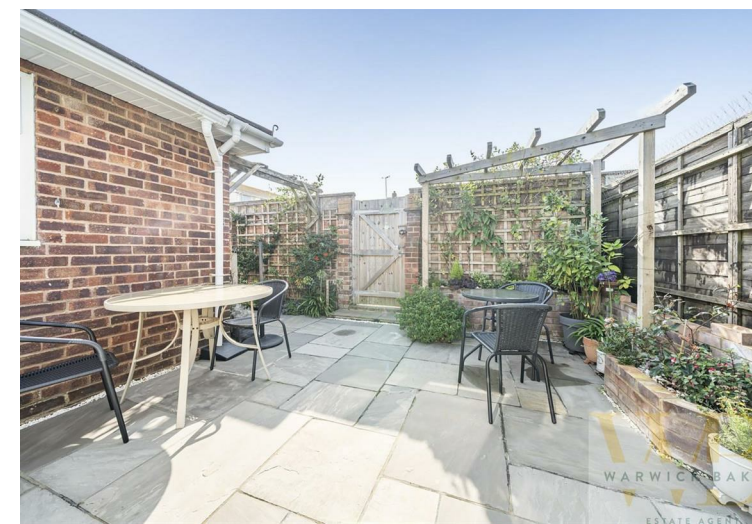
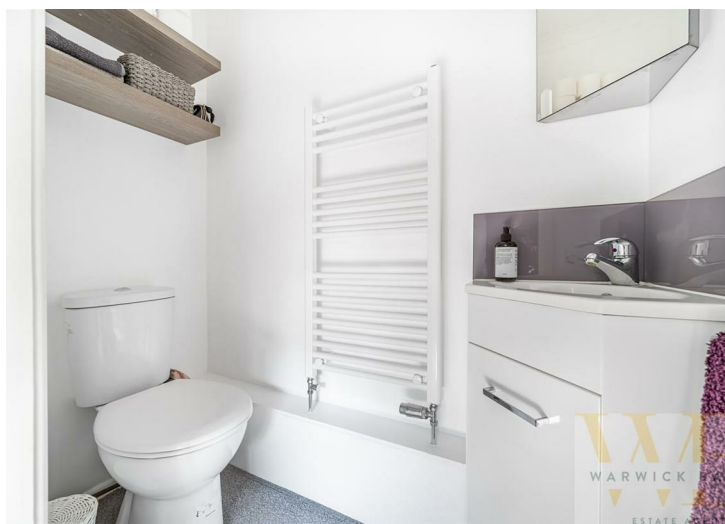
## REAR GARDENS

## PARKING

Hardstanding providing parking.

## GARAGE EN-BLOC

Situated en-bloc opposite the property with up and over door.

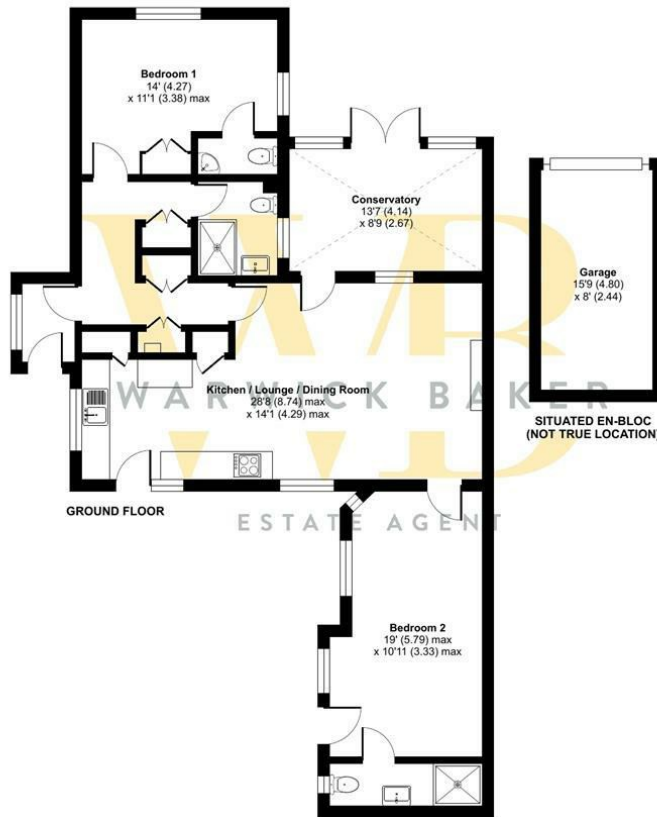




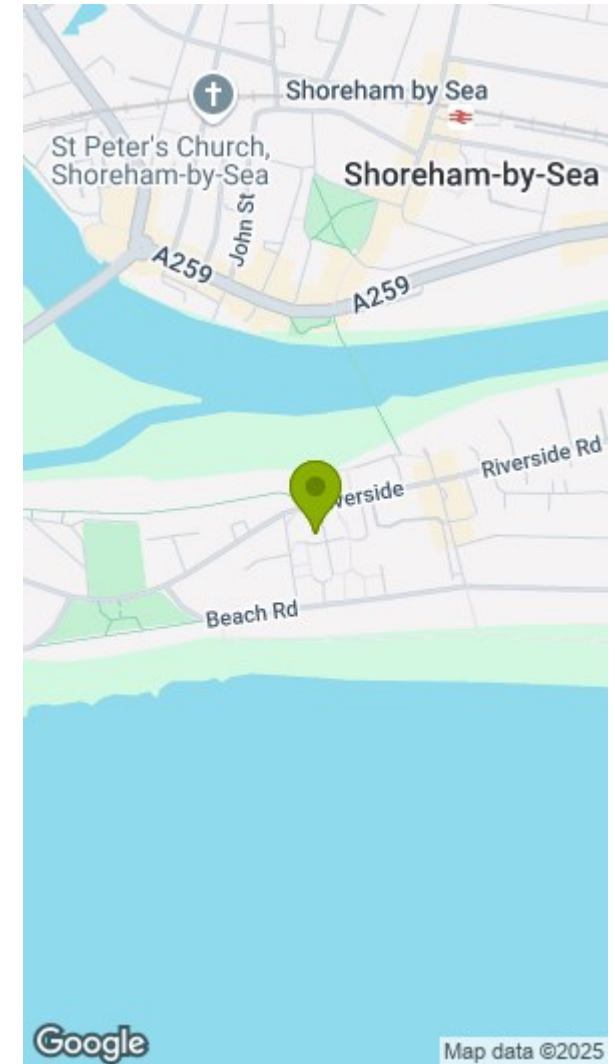
## Benbow Close, Shoreham-by-Sea, BN43

Approximate Area = 1191 sq ft / 110.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworn 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 1037184



### 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	
Current	Potential	Current	Potential
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	