29 The Marlinespike | | Shoreham-By-Sea | BN43 5RD

WARWICK BAKER
ESTATE AGENT

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£779,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS EXTREMELY WELL PRESENTED DETACHED CHALET STYLE HOUSE, LOCATED WITHIN 500 METRES OF SHOREHAM BEACH FORESHORE AND A SHORT WALK TO THE FOOTBRIDGE. THE PROPERTY BENEFITS FROM A 15' ENTRANCE HALL, FOUR DOUBLE BEDROOMS, 19' SOUTH FACING LOUNGE, MODERN KITCHEN/BREAKFAST ROOM, GROUND FLOOR SHOWER ROOM, EN-SUITE BATHROOM AND DRESSING ROOM TO THE MAIN BEDROOM, 38' FRONT GARDEN WITH PRIVATE DRIVEWAY WITH PARKING FOR FOUR VEHICLES, 16' GARAGE AND 41' SOUTH FACING REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. VENDOR SUITED.

- 15' ENTRANCE HALL
- FOUR DOUBLE BEDROOMS
- 19' SOUTH FACING LOUNGE
- MODERN KITCHEN/BREAKFAST ROOM
- MODERN GROUND FLOOR SHOWER ROOM
- DRESSING ROOM + EN-SUITE SHOWER ROOM
- PRIVATE DRIVEWAY
- 16' GARAGE
- 41' SOUTH FACING REAR GARDEN
- VENDOR SUITED

Part double glazed front door leading to:

ENTRANCE HALL
15'2" x 7'2" (4.64 x 2.20)
Storage unit housing electric meter, electric trip switches over, double panelled radiator, engineered oak flooring, two sun tunnels.

Georgian style glazed door off entrance hall to:

LOUNGE
19'0" x 13'10" (5.80 x 4.24)
Having a dual aspect, double glazed windows to the side having an easterly aspect, double glazed window and sliding double glazed patio door to the rear having a favoured southerly aspect, recessed wood burner with brick surround and hearth, wood mantle, display shelving to the left side of the chimney breast, three drawers under, recess to the side for logs, two further built in double doored storage cupboards to the right side of the chimney breast, display shelving over, two double panelled radiators, engineered oak flooring.

Georgian style glazed door off entrance hall to:

KITCHEN/BREAKFAST ROOM
12'1" x 12'4" (3.70 x 3.76)
Comprising composite work top with inset ' FRANKE ' stainless steel sink unit with ' QETTLE ' mixer tap providing cold filter water and boiling hot water, range of slow closing drawers and cupboards under, space and plumbing for slimline dishwasher to the side, tiled splash back, complimented by matching wall units over, display wine rack, display shelving to the side, adjacent matching work top with pull out spice storage cupboard under, ' RANGEMASTER ' cooker to the side, tiled splash back, complimented by matching wall units over, 'BOSCH ' stainless steel extractor hood to the side, pull out larder style storage cupboard to the side, space for tall fridge/freezer to the side, tiled flooring with under floor heating, double panelled radiator, frosted double glazed window to the side, twin double glazed French doors to the rear having a favoured southerly aspect, LED downlighting.

Door off entrance hall to:

BEDROOM 2
12'3" x 11'8" (3.73m x 3.56m)
Having a dual aspect, double glazed windows to the front with plantation style shuttering, double glazed windows with plantation style shuttering to the side having an easterly aspect, double panelled radiator.

Door off entrance hall to:

BEDROOM 3
15'02" max x 9'4" (4.62m max x 2.84m)
Double glazed windows with plantation style shuttering to the side having a westerly aspect, double panelled radiator, recessed under stairs storage space.

Door off entrance hall to:

BEDROOM 4
9'9" x 8'7" (2.97m x 2.62m)
Double glazed windows with plantation style shuttering to the front, double panelled radiator.

Door off entrance hall to:

GROUND FLOOR SHOWER ROOM
Being part tiled, comprising work top with ceramic sink unit with contemporary style mixer tap, double doored storage cupboard under, low level wc to the side, tiled flooring with underfloor heating, heated hand towel rail, frosted double glazed windows, extractor fan, spotlighting, twin sliding doored storage cupboard with space and plumbing for washing machine and tumble dryer, slatted shelving to the side, step in fully tiled shower cubicle with built in shower with rainfall style shower head with separate shower attachment, sliding glass shower screen.

Door off entrance hall to:

LOBBY
Turning staircase with lighting up from lobby to:

BEDROOM 1
17'3" x 13'9" (5.26m x 4.19m)
Being of irregular shape, having a dual aspect, sloping ceiling with double glazed ' VELUX ' window with integrated blinds to the rear having a favoured southerly aspect with glimpses of The English Channel, sloping ceiling with double glazed ' VELUX ' window with integrated blinds to the front with glimpses of The South Downs, bannister and spindles, two double doored eaves storage cupboards, double panelled radiator, two built in double doored wardrobes with hanging space, display shelving over, LED downlighting.

Door off bedroom 1 to:

EN-SUITE BATHROOM
Being part tiled, comprising Spanish style bath with contemporary style mixer tap with separate shower attachment, floating ceramic sink unit with contemporary style mixer tap, low level wc to the side, heated hand towel rail door giving access to eaves storage cupboard, wood effect ' KARNDEAN ' style flooring, sloping ceiling with double glazed ' VELUX ' window with integrated blind to the rear having a favoured southerly aspect, LED downlighting.

Opening off en-suite bathroom to:

DRESSING ROOM
9'3" x 6'4" (2.82m x 1.93m)
Wall mounted ' WORCESTER ' gas fired combination boiler, double doored eaves storage cupboard, sloping ceiling with double glazed ' VELUX ' window with integrated blind to the front.

FRONT
38'0" x 38'0" (11.60 x 11.60)
Being of irregular shape, being landscaped with raised railway sleeper border with beach pebbles, beach pebble area with railway sleeper pathway, enclosed by brick private driveway with off road parking for four vehicles leading to:

Double doors giving access to:

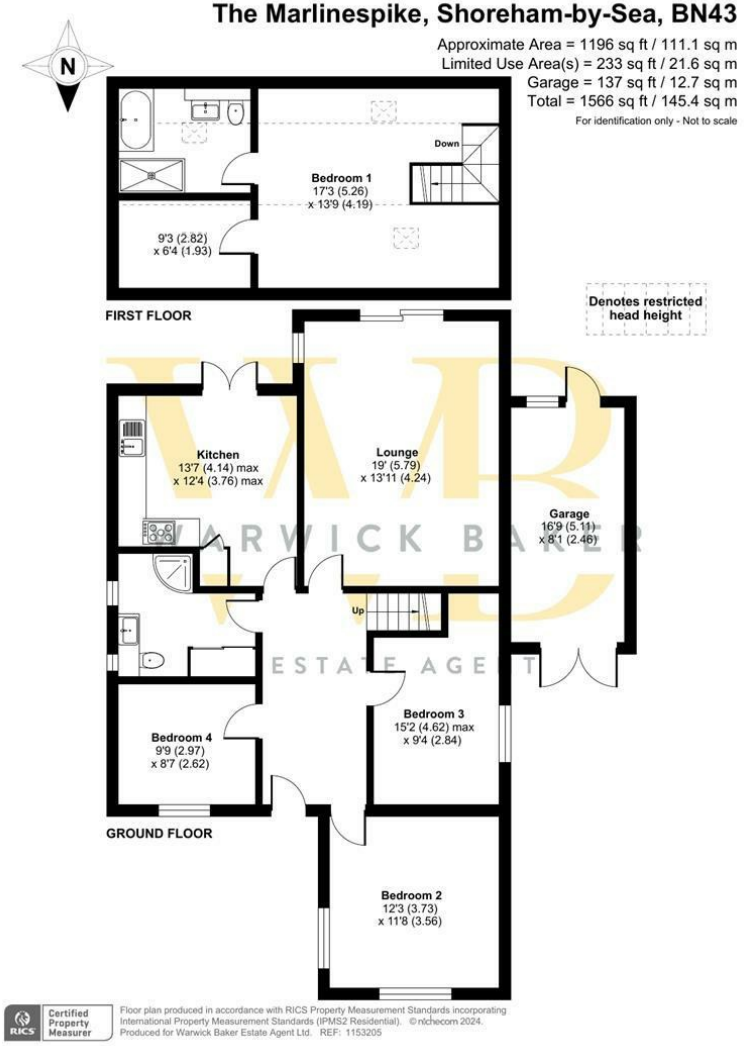
GARAGE
16'9" x 7'10" (5.13 x 2.40)
Frosted double glazed window, power and lighting.

Part frosted double glazed door giving access to:

REAR GARDEN
41'4" x 17'6" (12.60 x 5.35)
Having a favoured southerly aspect, laid mainly sandstone patio

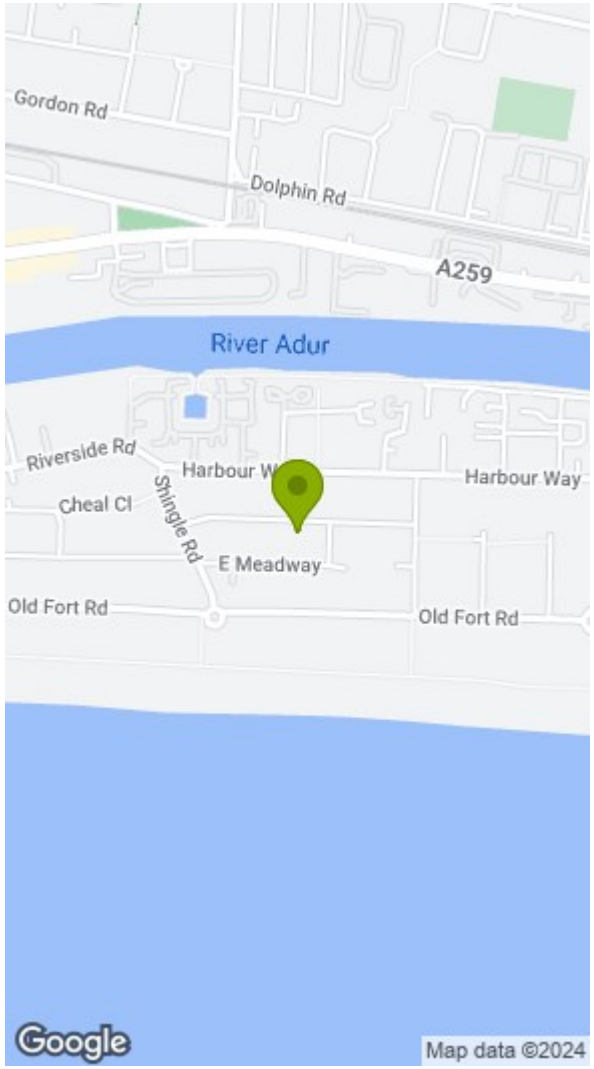
The Marlinespike, Shoreham-by-Sea, BN43

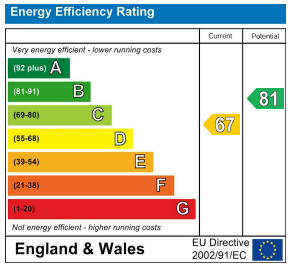
Approximate Area = 1196 sq ft / 111.1 sq m
Limited Use Area(s) = 233 sq ft / 21.6 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1566 sq ft / 145.4 sq m
For identification only - Not to scale

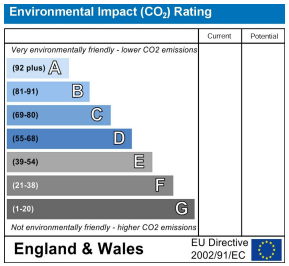


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1153205







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