



22 Beach Green | | Shoreham-By-Sea | BN43 5YG





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£435,000

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\*\*\* OPEN DAY \*\*\* 14:00-16:00 \*\*\* SATURDAY 26TH MARCH 2022 \*\*\* CALL TO BOOK A VIEWING APPOINTMENT \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE MID-TERRACE TOWN HOUSE. LOCATED WITHIN 200 METRES OF SHOREHAM BEACH AND THE FOOTBRIDGE. THE PROPERTY BENEFITS FROM ENTRANCE HALL, TWO DOUBLE BEDROOMS, SOUTH FACING LOUNGE, MODERN KITCHEN/DINING ROOM, GROUND FLOOR SHOWER/UTILITY ROOM, FAMILY BATHROOM, FRONT GARDEN WITH OFF ROAD PARKING, INTEGRAL GARAGE AND REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- 2 DOUBLE BEDROOMS
- SOUTH FACING LOUNGE
- MODERN KITCHEN/DINER
- FAMILY BATHROOM
- SHOWER/UTILITY ROOM
- REAR BALCONY
- 16' REAR GARDEN
- OFF ROAD PARKING + INTEGRAL GARAGE
- NO UPWARD CHAIN

Part frosted double glazed front door leading to:

**ENTRANCE HALL**  
**12'4" in length (3.76 in length)**

Frosted double glazed windows to the front and side, door giving access to under stairs storage cupboard, double panelled radiator.

Door off entrance hall to:

**SHOWER/UTILITY ROOM**  
**10'9" x 6'9" (3.28 x 2.07)**

Comprising work top with storage cupboards under, matching wall units over, plumbing for washing machine to the side, wall mounted wash hand basin with hot and cold taps, wall mounted 'WORCESTER' gas fired combination boiler, frosted double glazed window, tiled flooring, step in fully tiled shower cubicle with wall mounted 'TRITON' independent shower unit, separate shower attachment, folding shower screen.

Door off utility room to:

**SEPARATE CLOAKROOM**

Comprising low level wc, frosted double glazed window, tiled flooring.

Stairs up from entrance hall with handrail to:

**FIRST FLOOR LANDING**

Spot light.

Door off first floor landing to:

**KITCHEN/DINING ROOM**  
**15'1" x 10'11" (4.60m x 3.33m)**

Comprising 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap, inset into wood effect work top, storage cupboards under,

adjacent matching work top with storage cupboard under, built in integrated 'RANGEMASTER' dishwasher to the side, space for cooker further matching work top either side, range of slow closing drawers and cupboard under, tiled splash back, complimented by matching wall units over with under counter lighting, glass and stainless steel extractor, space for tall fridge/freezer, pull out larder style storage cupboard to the side, double glazed windows to the rear, laminate wood flooring, spot lighting.

Twin double glazed French doors off dining room to:

**REAR BALCONY**  
**13'8" x 5'7" (4.18 x 1.71)**

Laid to wood decking enclosed by wood hand rail and balustrade, stairs to the rear garden.

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Archway off kitchen/dining room to:

**LOUNGE**  
**11'11" x 10'7" (3.65 x 3.24)**

Double glazed windows to the front having a favoured southerly aspect, feature wood burner, wood mantle over, recessed arched area, double panelled radiator.

Stairs up from lounge with handrail up to:

**SECOND FLOOR LANDING**

Door off second floor landing to:

**BEDROOM 1**  
**11'11" x 9'9" (3.65 x 2.98)**

Double glazed windows to the front having a favoured southerly aspect, built in quadruple sliding mirrored door wardrobe with hanging and

shelving space, door giving access to storage cupboard with hanging and shelving space, double panelled radiator, spot lighting.

Door off second floor landing to:

**BEDROOM 2**  
**11'0" x 8'10" (3.37 x 2.70)**

Double glazed windows to the rear with direct views of The River Adur, views of The South Downs and Lancing College, built in double doored ward robe with hanging and shelving space, double doored storage cupboard over, double panelled radiator, access to loft storage space.

Door off second floor landing to:

**FAMILY BATHROOM**

Being fully tiled comprising 'P' shaped panel bath with mixer tap, built in shower with separate shower attachment, glass shower screen, vanity unit with inset wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, solid wood flooring, part sloping ceiling with frosted double glazed window, spot lighting.

**FRONT GARDEN**  
**31'10" x 13'9" (9.71 x 4.21)**

Laid to hard standing with off road parking for two cars, with lawned and shingle area.

**INTEGRAL GARAGE**  
**15'8" x 7'2" (4.78m" x 2.18m")**

With up and over door, power and lighting, door giving access to:

**REAR GARDEN**  
**16'3" x 15'5" (4.97 x 4.72)**

Laid to shingle, raised flower bed with railway sleeper surround, enclosed by fencing to three sides.

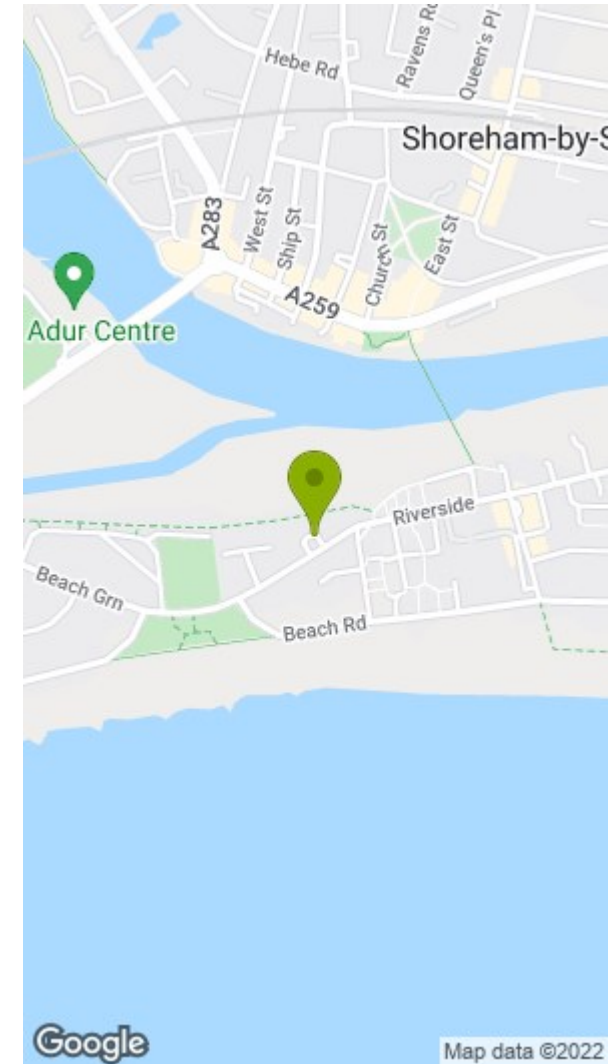


# BEACH GREEN, Shoreham-by-Sea, BN43

Approximate Area = 1031 sq ft / 95.7 sq m (includes garage)  
For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 817131



## 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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		86	(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 <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales