



64 Beach Green | | Shoreham-By-Sea | BN43 5YA

WB
WARWICK BAKER
ESTATE AGENT



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£600,000

SOLD - WARWICK BAKER ESTATE AGENTS !!
CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

Warwick Baker Estate Agents are delighted to offer this rarely available detached house. The house benefits from entrance porch, 4 bedrooms, 22' lounge, dining area, bar area, kitchen/breakfast room, ground floor shower room, bathroom, separate cloak room, front balcony, private driveway with off road parking, garage and 45' lawned rear garden. Internal viewing highly recommended by the vendors sole agent.

- DETACHED HOUSE
- 22FT X 16FT LIVING ROOM
- CLOSE TO BEACH
- BEACH GREEN
- REAR GARDEN
- CLOSE TO FOOTBRIDGE FOR TOWN
- DRIVEWAY & GARAGE
- MASTER BEDROOM WITH BALCONY
- 4 BEDROOMS
- VENDOR SUITED

FRONT DOOR LEADING TO ENTRANCE PORCH

10'3 x 5' (3.12m x 1.52m)

Having a dual aspect, double glazed window to the side having an easterly aspect, double glazed windows to the front having a favoured southerly aspect, exposed wood floor, part pine panelled wall.

ENTRANCE LOBBY

Part pine panelled walls, wood block flooring.

SHOWER ROOM

Being fully tiled, comprising vanity unit with inset wash hand basin contemporary style mixer tap, 2 sets of double doored storage cupboards under, low level wc to the side, built in double doored storage cupboard over, mirror with down lighters, slim line storage cupboard to the side, further built in storage cupboard with shelving, step in fully tiled shower cubicle, built in shower with separate shower head, frosted double glazed windows, tiled flooring, spot lighting.

DINING AREA

17' x 9' (5.18m x 2.74m)

Frosted double glazed window, built in storage cupboard with display shelving to the side, part pine panelled walls, wood block flooring.

BAR AREA

5' x 5' (1.52m x 1.52m)

Wood bar counter with shelving under, twin sliding doored storage cupboard with shelving, further display shelving to the side, spot lighting.

LOUNGE

22'3 x 16' (6.78m x 4.88m)

Having a dual aspect, double glazed windows to the rear with views of the South Downs, frosted double glazed door to the side, 2 high level frosted windows to the side, feature Yorkstone chimney breast with open fire place, display shelving to either side, 2 night storage heaters, part pine panelled walls, exposed wood flooring.

KITCHEN/BREAKFAST ROOM

10'6 x 8' (3.20m x 2.44m)

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap,

inset into rolled edge work top, drawers and cupboards under, space and plumbing for washing machine to the side, tray space to the side, tiled splash back, double fronted glass display cabinet with down lighters over, 2 drawers below, adjacent work top with drawer and storage cupboard under, 'Zanussi' free standing cooker to the side with 4 ring gas hob and double oven under, tiled splash back, complimented by matching wall units over, built in integrated extractor hood to the side, breakfast bar to the side, with drawers and storage cupboards under, tiled splash back, complimented by matching wall units over, 2 glass display cabinets to the side, built in 4 doored storage cupboard to the side, tiled flooring, double glazed windows to the rear, glimpses of the south downs, frosted glazed door giving access to the driveway.

Door off dining area to:

BEDROOM 4

11'9 x 10' (3.58m x 3.05m)

Double glazed windows to the front having a favoured southerly aspect, double glazed windows to the side having a westerly aspect, 'Dimplex' night storage heater, pine panelled walls.

LANDING

Double glazed window to the front having a favoured southerly aspect, part pine panelled wall, door giving access to airing cupboard with pre-factory lagged hot water cylinder with fitted immersion heater, slatted shelving over, access to loft storage space, exposed wood flooring.

BEDROOM 1

17'9 x 10' (5.41m x 3.05m)

Having a dual aspect, double glazed windows to the front having a favoured southerly aspect, double glazed windows to the rear with views of central Shoreham and the South Downs, twin sliding mirrored doored wardrobe with hanging and shelving space, 2 built in double doored wardrobes with hanging and shelving space, further built in bedroom furniture over the bed area comprising 2 double doored storage cupboards and single door storage cupboard, chest of drawers, 2 single doored bed side cabinets display shelving over.

BALCONY

Having a favoured Southerly aspect.

BEDROOM 2

12' x 8'6 (3.66m x 2.59m)

Double glazed windows to the rear with views of central Shoreham and the South Downs, built in double doored wardrobe with hanging and shelving space, double doored storage cupboard over, vanity unit with inset wash hand basin, double doored storage cupboard under, tiled splash back.

BEDROOM 3

10' x 6'6 (3.05m x 1.98m)

Double glazed windows to the front having a favoured Southerly aspect, built in wardrobe with hanging and shelving space.

BATHROOM

Being fully tiled, comprising panelled bath with brass coloured taps, twin hand grips, built in shower with separate shower attachment, shower rail and curtain, vanity unit with inset wash hand basin, brass coloured taps, double doored storage cupboard under, single door storage cupboard to the side, heated hand towel rail, 2 built in medicine cabinets, mirror with down lighting, frosted double glazed windows, vinyl tiled flooring.

SEPARATE CLOAKROOM

Comprising low level wc, frosted double glazed windows.

FRONT GARDEN

43' x 23' (13.11m x 7.01m)

Laid totally to patio with various flowers and shrubs, driveway leading to:

GARAGE

23' x 8' (7.01m x 2.44m)

With electric up and over door, window to the side having a Westerly aspect, part glazed door giving access to:

REAR GARDEN

45' x 43' (13.72m x 13.11m)

Mainly laid to lawn with various flower, shrubs and bushes, timber and glass summerhouse measuring 10'6 x 9'6, enclosed court yard laid to patio measuring 25' x 16', all enclose by high walls to three sides.

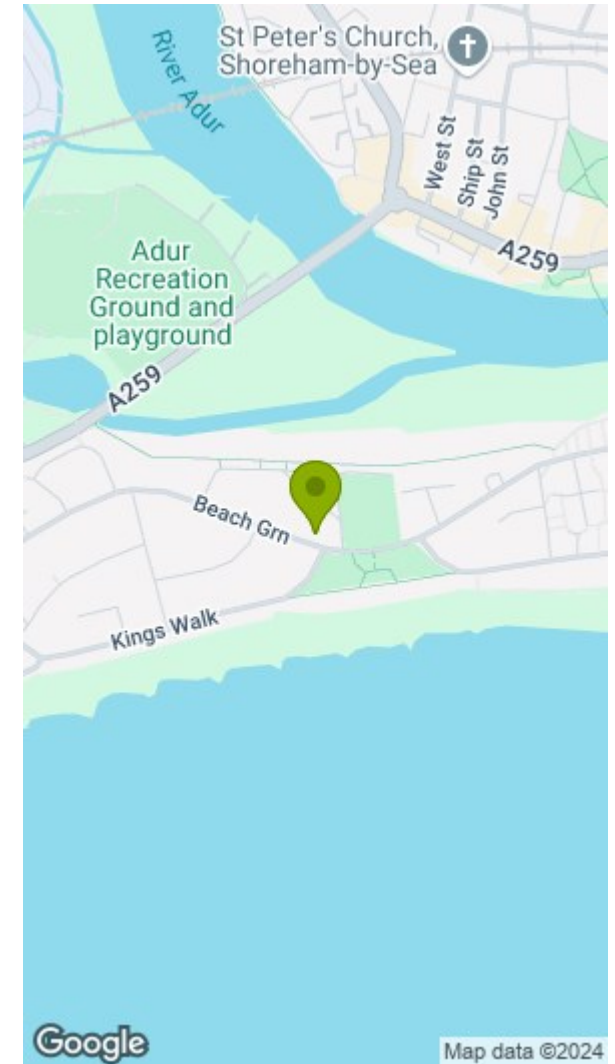




For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Disclaimer

- * 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 | | | |
|---|-------------------------|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | 54 |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | 41 | | (21-38) F | 33 | |
| (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 | |