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

WARWICK BAKER
ESTATE AGENT

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£455,000

*** £455,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS WELL PRESENTED TERRACED TOWN HOUSE, LOCATED WITHIN 1 MILE OF THE TOWN CENTRE, WITH THE BEACH WITHIN A SHORT WALK.

THE PROPERTY BENEFITS FROM 21' ENTRANCE HALL, THREE DOUBLE BEDROOMS, 16' SOUTH FACING LOUNGE, MODERN KITCHEN/BREAKFAST ROOM, FAMILY BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, TWO OFF ROAD PARKING SPACES, 16' GARAGE AND 27' REAR GARDEN. THE CURRENT OWNERS HAVE INSTALLED SOLAR PANELS WHICH PROVIDE ELECTRICITY.

INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. VENDOR SUITED.

- 21' ENTRANCE HALL
- THREE DOUBLE BEDROOMS
- 16' SOUTH FACING LOUNGE
- MODERN KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- EN-SUITE TO THE MAIN BEDROOM
- TWO OFF ROAD PARKING SPACES
- 16' GARAGE
- 27' REAR GARDEN
- VENDOR SUITED

Front door leading to:

ENTRANCE HALL
21'3" in length (6.50 in length)
LVT flooring, double panel radiator.

Oak door off entrance hall to:

CLOAKROOM
Comprising low level wc, pedestal wash hand basin with hot and cold taps, tiled splash back, single panel radiator, LVT flooring, part sloping ceiling, extractor fan.

Oak door off entrance hall to:

BEDROOM 3
12'6" x 8'9" (3.83 x 2.67)
Double glazed windows and twin double glazed French doors to the rear both having plantation style shuttering, double panelled radiator, LVT flooring.

Turning staircase with bannister up from entrance hall to:

FIRST FLOOR LANDING
Single panel radiator with display shelf over.

Oak door off first floor landing to:

LOUNGE
16'2" x 12'6" (4.93 x 3.82)
Double glazed windows with plantation style shuttering to the front having a favoured southerly aspect, feature electric fire with marble hearth and wood cover, display shelving to the side, double panelled radiator.

Oak door off first floor landing to:

KITCHEN/BREAKFAST ROOM
12'5" x 8'8" (3.81 x 2.65)
Comprising 1 1/4 stainless sink unit with mixer tap inset into white sparkle worktop, range of slow closing drawers and cupboards under, space and plumbing for washing machine, space and plumbing for dishwasher, tiled splash back, adjacent matching white sparkle worktop with inset ' LAMONA ' gas four ring hob, range of slow closing drawers and cupboards under, tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated extractor, further adjacent matching white sparkle worktop, cupboards under, tiled splash back, complimented by matching wall units over, built in ' LAMONA ' double electric oven to the side, drawer and storage cupboard under, storage cupboard over, built in integrated fridge and freezer to the side, single panel radiator, range of display shelving, double glazed windows to the rear, vinyl flooring, spot lighting.

Turning staircase with bannister up from first floor landing to:

SECOND FLOOR LANDING
Oak door giving access to airing cupboard with slatted shelving, spot lighting, access to loft storage space.

Oak door off second floor landing to:

BEDROOM 1
12'6" x 9'4" (3.82 x 2.85)
Being of irregular shape, two sets of double glazed windows with plantation style shuttering to the front having a favoured southerly aspect, built in triple doored wardrobe with hanging and shelving space, double panelled radiator.

Oak door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Comprising pedestal wash hand basin with hot and cold taps, tiled splash back, low level wc, heated hand towel rail, vinyl flooring, extractor fan, step in fully tiled shower cubicle with built in shower with separate shower attachment, folding shower screen.

Oak door off second floor landing to:

BEDROOM 2
12'6" x 8'9" (3.83 x 2.68)
Two sets of double glazed windows to the rear with views of The South Downs, built in triple doored wardrobe with hanging and shelving space, double panelled radiator.

Oak door off second floor landing to:

BATHROOM
Being part tiled, comprising pedestal wash hand basin with hot and cold taps, tiled splash back, low level wc, heated hand towel rail, vinyl flooring, extractor fan, step in fully tiled shower area with built in shower with separate shower attachment, glass shower screen.

FRONT
32'9" in length (10.00 in length)
Laid to hardstanding for two cars.

Leading to: with electric up and over door, door giving access to the entrance hall.

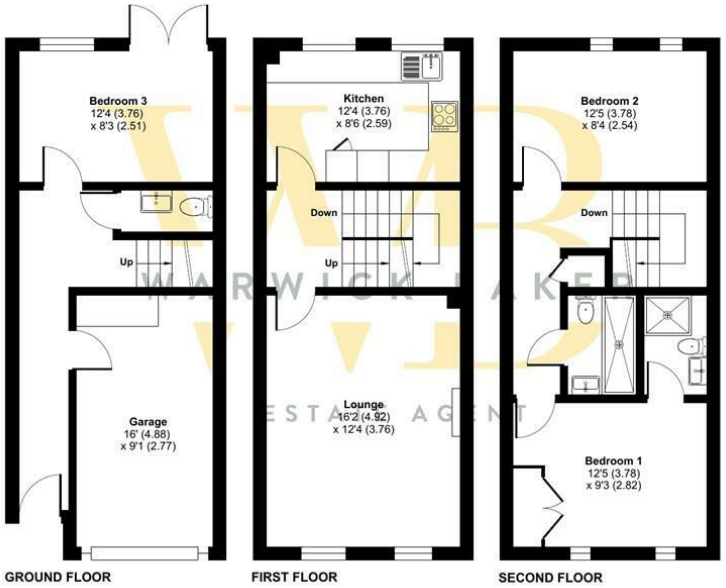
GARAGE
16'0" x 9'1" (4.88 x 2.77)
With electric up and over door, door giving access to the entrance hall.

REAR GARDEN
27'10" x 13'8" (8.50 x 4.18)
Patio slab area with two timber built storage sheds leading to shingle area, further patio slab area, all enclosed by fencing, rear gate with access to pathway.

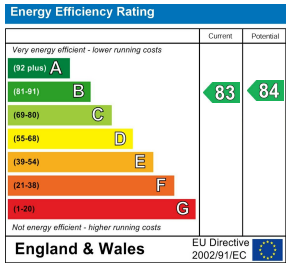
ESTATE MANAGEMENT
£150 PER ANNUM

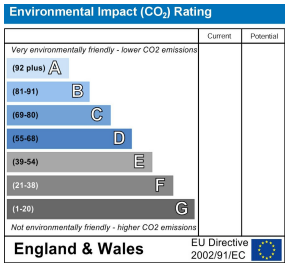
Harbour Way, Shoreham-by-Sea, BN43

Approximate Area = 1008 sq ft / 93.6 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1147 sq ft / 106.5 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: 1144536





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