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

WARWICK BAKER
ESTATE AGENT

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

£500,000

*** £500,000 ***

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

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

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

ENTRANCE LOBY
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 sufaces, 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

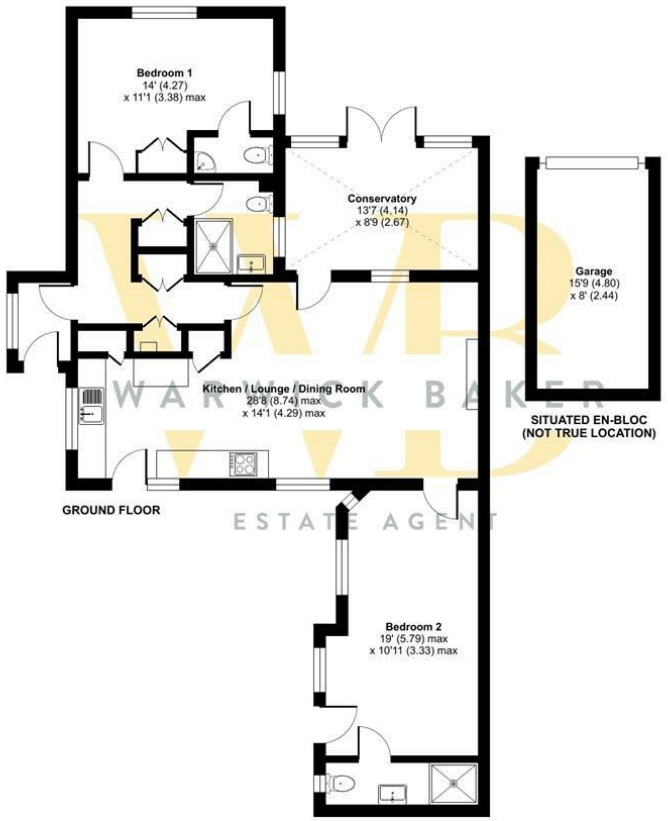
PARKING
Hardstanding providing parking.

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)

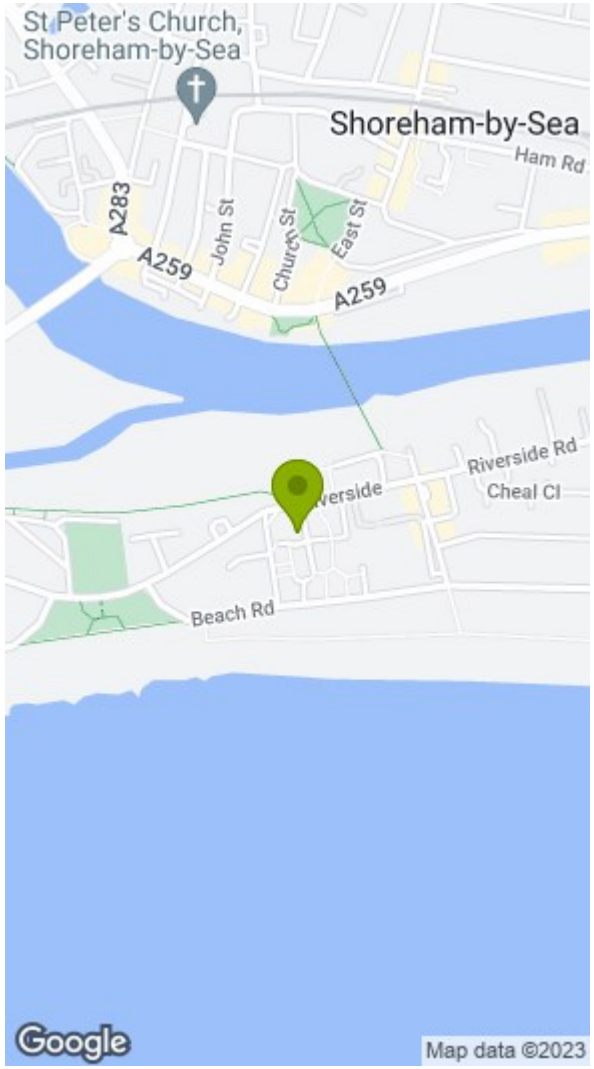
For identification only - Not to scale

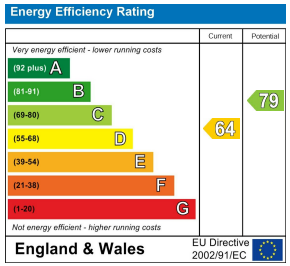


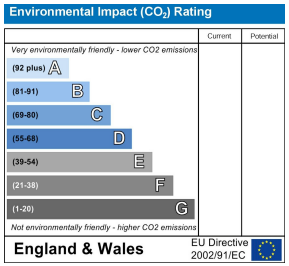
WARWICK BAKER ESTATE AGENT

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 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