2 Osprey Walk | | Shoreham-By-Sea | BN43 5PW

WARWICK BAKER
ESTATE AGENT

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£460,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IDEALLY LOCATED TOWN HOUSE ON THE RIVER ADUR AND SILVERSANDS, WITH STUNNING VIEWS.

THE PROPERTY BOASTS FLEXIBLE LIVING ACCOMMODATION SET OVER THREE FLOORS, MODERN KITCHEN, 16FT LIVING / DINING ROOM AND CLOAKROOM ON THE GROUND FLOOR, FAMILY BATHROOM AND TWO DOUBLE BEDROOMS ON THE 1ST FLOOR AND THE MASTER BEDROOM WITH EN SUITE ON THE 2ND FLOOR.

- STUNNING VIEWS
- VACANT - NO CHAIN
- ALLOCATED PARKING SPACE
- 3 DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- RIVER AND BEACH VIEWS
- TOWN HOUSE
- FANTASTIC LOCATION
- DOWNSTAIRS CLOAKROOM
- REAR GARDEN

ENTRANCE HALL
Door to front, doors giving access to the Kitchen, Living / Dining Room and W.C, stairs turning and rising to the First Floor Landing

LIVING / DINING ROOM
16'8" x 13'1" (5.08m x 3.99m)
Double glazed patio doors giving access out on to the rear garden, under stairs storage cupboard.

KITCHEN
11'1" x 6'3" (3.38m x 1.91m)
Extensive modern range of wall and base level units with work surfaces, inset 4 ring gas hob with oven under and extractor over, inset sink unit, built in fridge and freezer, built in dish washer, space for further appliances, double glazed window to the front having an easterly aspect with views of Silversands and direct views of the River Adur.

DOWNSTAIRS CLOAKROOM
Comprising low level W.C, wall mounted wash hand basin, double glazed obscure glass window.

FIRST FLOOR LANDING
Doors giving access to Bedrooms 2 & 3 and the Family Bathroom, stairs turning and rising to the Second Floor Landing.

BEDROOM 2
13'1" x 8'10" (3.99m x 2.69m)
Double glazed windows to the rear having a westerly aspect, built in double door wardrobe, built in single wardrobe.

BEDROOM 3
13'1" x 9'0" (3.99m x 2.74m)
Being L shaped, double glazed windows to the front with direct views of Silversands and the River Adur.

BATHROOM
Comprising panel enclosed bath with mixer tap and separate shower attachment, pedestal wash hand basin, low level W.C

SECOND FLOOR LANDING
Double doors off landing to storage cupboard with floor standing Potterton gas fired combination boiler, door giving access to eaves storage space.

BEDROOM 1
12'1" x 9'10" (3.68m x 3.00m)
Double glazed windows to the front with direct views of the beach, River Adur, the harbour, and along the coast to Brighton, recessed area, built in double door storage cupboard, further built in double door storage cupboard, single storage cupboard, access to loft storage space.

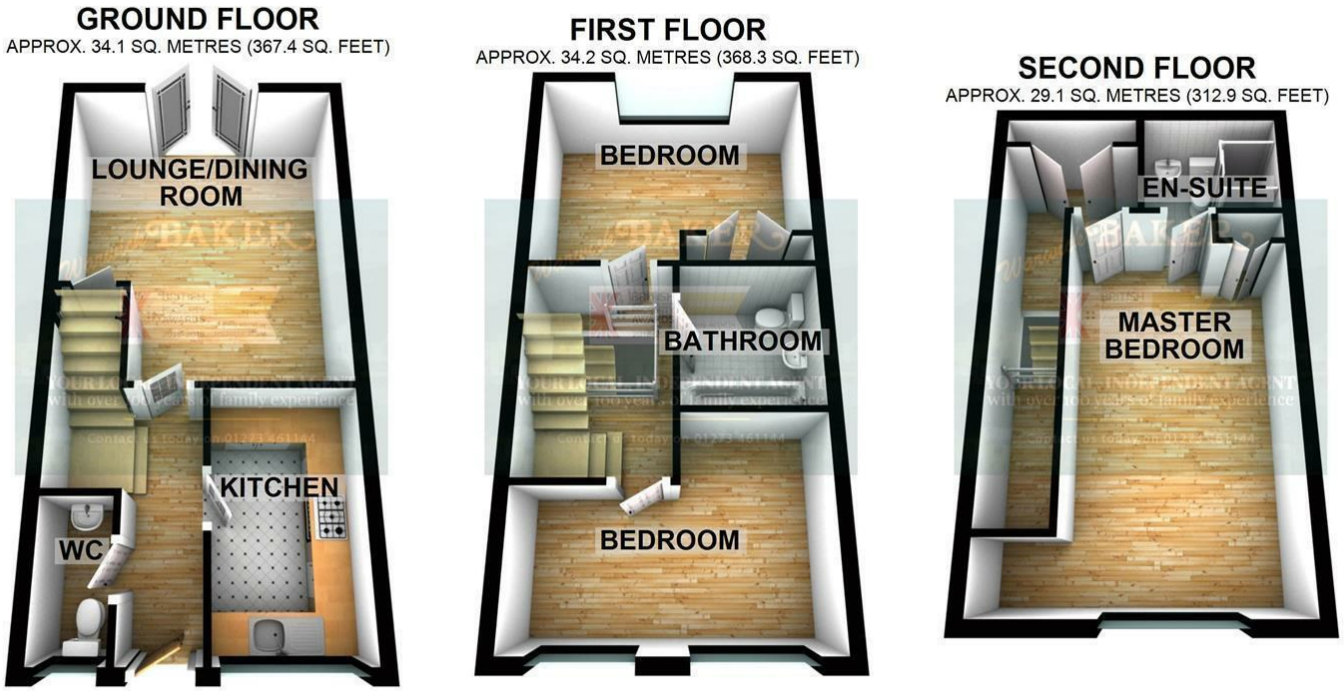
EN SUITE SHOWER ROOM
comprising fully tiled shower cubicle, built in shower, separate shower attachment, folding shower screen, pedestal wash hand basin, low level W.C, sloping ceiling, Velux window.

OUTSIDE

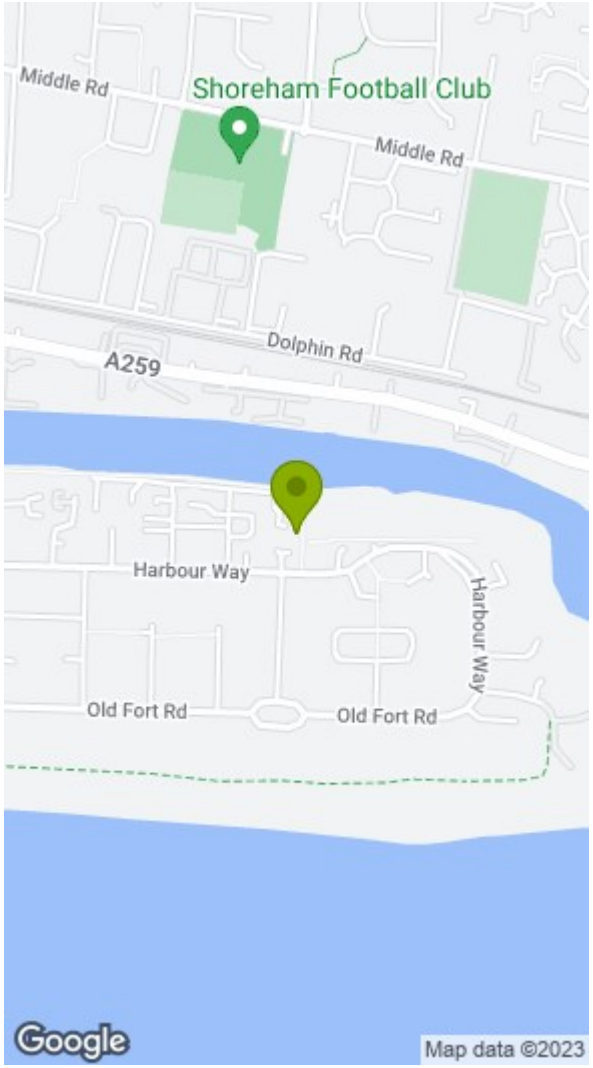
REAR GARDEN
25'11" x 14'9" (7.90m x 4.50m)
Laid patio slabs with shingled area enclosed by fencing to two sides, rear brick wall with gate giving access to allocated parking space no. 240.

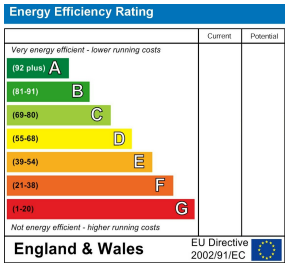
PARKING
There is parking for one car to the rear of the property via Garland Point

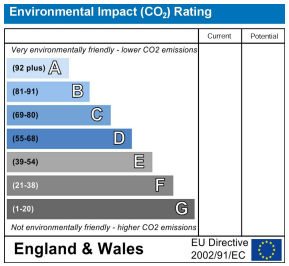
ESTATE MANAGEMENT CHARGE
There is an annual Estate Management Charge of approx. £150 which is paid 6 monthly.



TOTAL AREA: APPROX. 97.4 SQ. METRES (1048.5 SQ. FEET)







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