



Harbour Lights 11, Kingston Bay Road | Shoreham | BN43

£1.1M





Harbour Lights 11, Kingston Bay Road | Shoreham | BN43 5HP

£899,950

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WARWICK BAKER ESTATE AGENTS ARE PLEASED TO PRESENT TO THE MARKET THIS UNIQUE PROPERTY ON SHOREHAM BEACH WITH ARGUABLY SOME OF THE BEST VIEWS IN SHOREHAM OF THE RIVER MOUTH AND HARBOUR. THE PROPERTY CONSISTS OF TWO BEDROOMS, TWO RECEPTION ROOMS, 14' MODERN KITCHEN, BREAKFAST ROOM, FULLY TILED BATHROOM, SEPARATE CLOAKROOM, OUTSIDE UTILITY ROOM, 30' GARAGE, OFF ROAD PARKING FOR THREE CARS, FRONT PATIO GARDEN AND 143' REAR GARDEN WITH AMAZING VIEWS OF THE HARBOUR. VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- TWO BEDROOMS
- FULLY TILED BATHROOM
- OFF ROAD PARKING

- TWO RECEPTION ROOMS
- SEPARATE CLOAKROOM
- 143' REAR GARDEN

- 14' MODERN KITCHEN
- OUTSIDE UTILITY ROOM

- BREAKFAST ROOM
- 30' GARAGE

Part leaded glazed front door leading to:

#### RECEPTION ROOM

21'5" x 14'1" (6.55 x 4.30)

Having a triple aspect, leaded double glazed windows to the side having a favoured southerly aspect, high level double glazed windows to the front having a westerly aspect, leaded double glazed windows to the side, double panelled radiator, single panel radiator.

Door off reception room to:

#### LOUNGE

14'0" x 12'11" (4.27 x 3.95)

Leaded double glazed windows to the side having a favoured southerly aspect, leaded glazed window affording borrowed light from the reception room, feature brick fireplace surround and mantle, brick hearth, feature wood burner, double panelled radiator, high level display shelving, feature beamed ceiling.

Door off lounge to:

#### KITCHEN

14'6" x 12'10" (4.43 x 3.92)

Comprising wood work top with inset stainless steel sink unit with mixer tap, slow closing drawers and cupboards under, 'BLOMBERG' free standing dishwasher, tiled splash back, complimented by matching wall units over with under counter lighting, matching storage cupboard housing wall mounted 'ALPHA' gas fired combination boiler, built in wine rack to the side, shelf for microwave over, free standing adjacent breakfast island with matching wood work top, range of slow closing drawers and cupboards under, 'AEG' free standing electric double oven with four ring induction hob, high level display shelving to the side with spice drawers under, 'SAMSUNG' free standing American style fridge/freezer, double panelled radiator, leaded double glazed windows to the front having a westerly aspect, vinyl flooring, feature beamed ceiling.

Square open off kitchen to:

#### BREAKFAST ROOM/CONSERVATORY

9'2" x 8'10" (2.81 x 2.71)

Double glazed windows to the rear having an easterly aspect with views of Shoreham Harbour and along the coast to

Brighton, double glazed widow and French door to the side, double panelled radiator, vinyl flooring, sloping glazed roof.

Door off kitchen to:

#### INNER LOBBY

High level storage cupboard housing electric meter, further high level storage cupboard housing electric trip switches, cloaks hanging space, vinyl flooring.

Door off inner lobby to:

#### CLOAKROOM

Being fully tiled, comprising low level wc, vanity unit with inset wash hand basin with mixer tap, storage cupboard under, single panel radiator, frosted leaded double glazed window, high level double doored storage cupboard, vinyl flooring.

Door off kitchen to:

#### INNER HALLWAY 1

Door off inner hallway to:

#### BEDROOM 1

14'11" x 12'11" (4.57 x 3.95)

Having a dual aspect, leaded double glazed windows to the side having a favoured southerly aspect, leaded double glazed windows to the front having a westerly aspect, high level double glazed windows to the side, double panelled radiator.

Door off inner hallway to:

#### BEDROOM 2

11'5" x 9'0" (3.48 x 2.75)

Leaded double glazed windows to the rear having an easterly aspect with glimpses of Shoreham Harbour and along the coast to Brighton.

Door off kitchen to:

#### INNER HALLWAY 2

Being split level, single panel radiator, vinyl flooring.

Door off inner hallway 2 to:

#### BATHROOM

Being fully tiled and split level, comprising bath with hot and cold taps, built in shower with separate shower attachment, glass shower screen, vanity unit with inset wash hand basin with hot and cold taps, double doored storage cupboard under, low level wc, single panel radiator, frosted leaded double glazed windows to the rear, frosted leaded double glazed windows to the side, tiled flooring.

Part frosted leaded double glazed door to:

#### REAR GARDEN

14'3"0" x 35'9" (43.59m x 10.90)

Having an easterly aspect with raised patio area, stairs down to lawned area, shingle area, enclosed shale area with two palm trees, enclosed lawned area with two bay trees, further rear decked area with stairs down to shingle area, direct views of Shoreham Harbour and along the coast to Brighton, enclosed by low walling to three sides.

Frosted leaded double glazed door to:

#### OUTSIDE UTILITY ROOM

9'4" x 4'7" (2.85 x 1.40)

With space and plumbing for washing machine, space for tumble dryer, leaded double glazed windows to the rear having an easterly aspect.

Door giving access to:

#### GARAGE

30'0" x 9'7" (9.15 x 2.94)

With up and over door, power and lighting, frosted glazed widow to the side, leaded glazed window to the rear.

#### FRONT GARDEN

55'9" x 42'7" (17 x 13)

Being 'T' shaped laid totally to patio, raised shale area with bay tree, private driveway with parking for three cars.



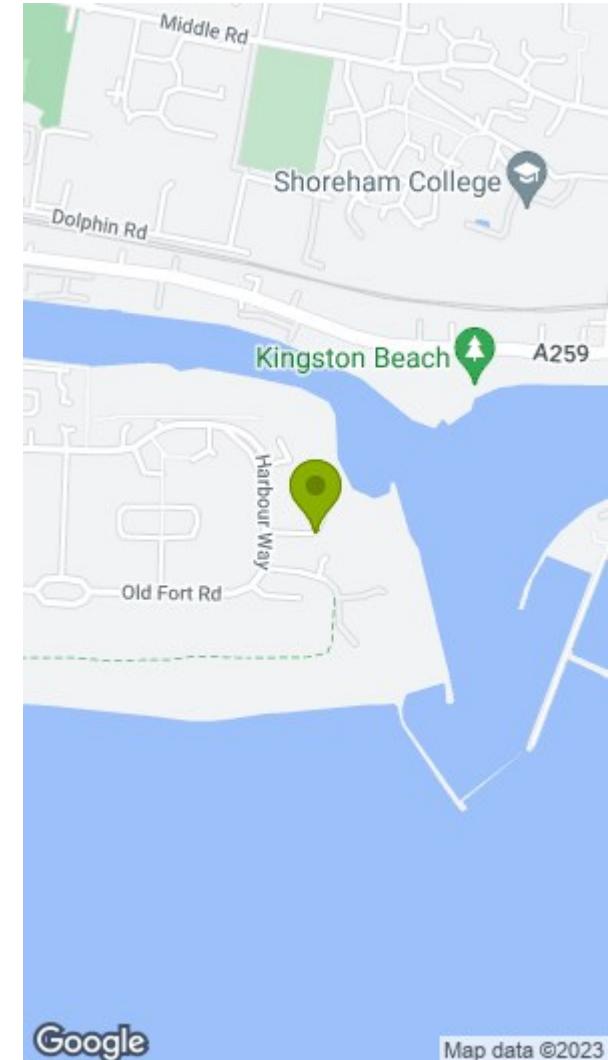
## Kingston Bay Road, BN43

Approximate Gross Internal Area = 117 sq m / 1263 sq ft  
 Approximate Garage Internal Area = 27 sq m / 286 sq ft  
 Approximate Total Internal Area = 144 sq m / 1549 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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- \* 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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		