



5 Edburton Gardens | | Shoreham-By-Sea | BN43 5GR

**WB**  
WARWICK BAKER  
ESTATE AGENT



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£649,995

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NEWLY AVIALABLE WITH A COMPLETE CHAIN AHEAD.

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS WELL PRESENTED DETACHED HOUSE, LOCATED IN NORTH SHOREHAM. THE PROPERTY BENEFITS FROM ENTRANCE PORCH, ENTRANCE HALL, 14' SOUTH FACING LOUNGE, 12' DINING ROOM, 13' MODERN KITCHEN, UTILITY ROOM, DOWNSTAIRS CLOAKROOM, FOUR DOUBLE BEDROOMS, FAMILY BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, OFF ROAD PARKING FOR 3 CARS, GARAGE AND 58' REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. VENDOR SUITED.

- ENTRANCE PORCH + ENTRANCE HALL
- 13' MODERN KITCHEN + UTILITY ROOM
- OFF ROAD PARKING + GARAGE
- 4 DOUBLE BEDROOMS
- GROUND FLOOR CLOAK ROOM
- 58' REAR GARDEN
- 14' SOUTH FACING LOUNGE
- FAMILY BATHROOM
- 12' DINING ROOM
- EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM

Part double glazed front door leading to:

### ENTRANCE PORCH

8'11" x 3'11" (2.73 x 1.20)

Double glazed windows to the side having a westerly aspect, frosted double glazed windows to the front, 'KARNDÉAN' style flooring.

Part glazed door off entrance porch to:

### ENTRANCE HALL

14'11" in length (4.56 in length)

Double panel radiator, wall mounted alarm control unit, 'KARNDÉAN' style flooring, LED downlighting, door giving access to understairs storage cupboard.

Door off entrance hall to:

### LOUNGE

14'11" x 12'4" (4.55 x 3.76)

Having a favoured southerly aspect, double panelled radiator, 'KARNDÉAN' style flooring, LED downlighting.

Double doors off lounge to:

### DINING ROOM

12'1" x 9'11" (3.70 x 3.04)

Double glazed window and sliding double glazed patio door to the rear, 'KARNDÉAN' style flooring.

Opening off dining room to:

### KITCHEN

13'2" x 9'11" (4.03 x 3.03)

Comprising 1 1/4 bowl sink unit with contemporary style mixer tap inset into worktop with slow closing drawers and cupboards under, tiled splashback, complimented by matching wall units over with under counter lighting, matching adjacent worktop with inset 'ZANUSSI' induction hob, range of slow closing drawers and cupboards under, tiled splash back, complimented by matching range of wall units over with under counter lighting, stainless steel and glass extractor, built in 'NEFF' electric oven to the side with grill over, storage cupboards under and over, built in integrated fridge/freezer to the side, double glazed windows to the rear, floor to ceiling contemporary style radiator, 'KARNDÉAN' style flooring,

LEDV downlighting.

Door off entrance hall to:

### UTILITY ROOM

8'0" x 5'4" (2.45 x 1.63)

Comprising wood work top with inset stainless steel sink unit with contemporary style mixer tap, storage cupboards under, space and plumbing for washing machine to the side, space for tumble dryer to the side, complimented by matching wall units over, door giving access to storage cupboard housing gas and electric meters, part double glazed door giving access to the side of the property, tiled flooring, LED downlighting.

Door off entrance hall to:

### GROUND FLOOR CLOAKROOM

Comprising vanity unit with inset wash hand basin with contemporary style mixer tap, double doored storage cupboard under, two single doored storage cupboards, worktop over, tiled splash back, adjacent vanity unit with work top, low level wc under, glass display shelving to the side, frosted double glazed windows, single panel radiator, tiled flooring.

Turning staircase with bannister and spindles up from entrance hall to:

### LANDING

Double glazed windows to the side having an easterly aspect, access to loft storage space, LED downlighting, door giving access to storage cupboard housing 'VOGUE' wall mounted gas fired combination boiler.

Door off landing to:

### BEDROOM 1

12'1" x 10'1" (3.70 x 3.08)

Double glazed windows to the front having a favoured southerly aspect with distant views of The English Channel, built in double doored storage cupboard with hanging and shelving space, double panelled radiator.

Door off bedroom 1 to:

### EN-SUITE SHOWER ROOM

Being part tiled, comprising wall mounted wash hand basin

with contemporary style mixer tap, low level wc, triple mirrored door medicine cabinet, heated hand towel rail, step in fully tiled shower cubicle with built in shower with rainfall style shower head, separate shower attachment, glass shower door, extractor fan, LED downlighting.

Door off landing to:

### BEDROOM 2

12'11" x 10'2" (3.96 x 3.12)

Double glazed windows to the rear, double panelled radiator.

Door off landing to:

### BEDROOM 3

9'10" x 9'3" (3.02 x 2.82)

Double glazed windows to the front having a favoured southerly aspect with distant views of The English Channel, double panelled radiator.

Door off landing to:

### BEDROOM 4

10'4" x 7'11" (3.15 x 2.43)

Double glazed windows to the rear, double panelled radiator.

Door off landing to:

### FAMILY BATHROOM

Being fully tiled, comprising panelled bath with mixer tap and separate shower attachment, vanity unit with inset wash hand basin with contemporary style mixer tap, double doored storage cupboard under, two single drawers with storage cupboards under, low level wc to the side, built in double doored storage cupboard with shelving, two single storage cupboards, tiled flooring, extractor fan, LED downlighting.

### FRONT

23'2" x 31'2" (7.08 x 9.50)

Laid to hard standing with off road parking for three cars, enclosed by high hedging.

### GARAGE

11'0" x 8'2" (3.36 x 2.50)

With up and over door and power.

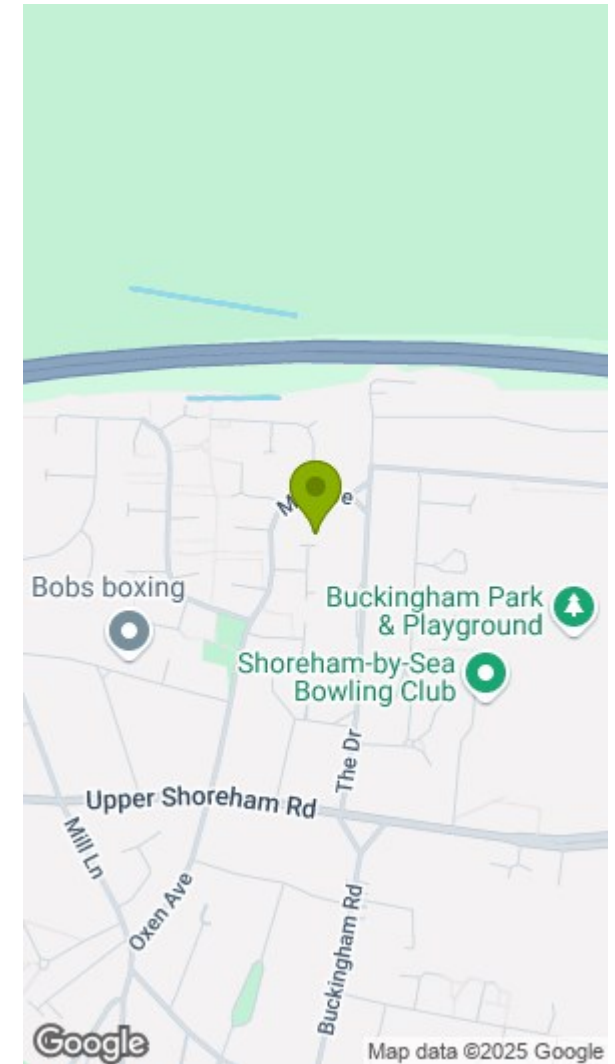
Side gate with passageway to:





Approximate net internal area: 1281.87 ft<sup>2</sup> (1374.06 ft<sup>2</sup>) / 119.09 m<sup>2</sup> (127.65 m<sup>2</sup>)  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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**Disclaimer**

- \* These particulars are intended to give a fair and substantially correct 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 <sub>2</sub> ) Rating |   |                         |           |
|---|-------------------------|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> 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   |                         |           |
| (39-54) E                                   |                         |  | (39-54) E   |                         |           |
| (21-38) F                                   |                         |  | (21-38) F   |                         |           |
| (1-20) G                                    |                         |  | (1-20) G  |                         |           |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 80   | England & Wales   | EU Directive 2002/91/EC | 62        |