



13 Fishermans Walk | | Shoreham-By-Sea | BN43 5LW





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Offers In Excess Of £699,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED DETACHED FAMILY HOME ON SHOREHAM BEACH MINUTES FROM THE SEA.

THE PROPERTY HAS A 25'6 x 12 DOUBLE ASPECT LIVING ROOM, 24'5 x 16'10 MODERN KITCHEN / DINING / FAMILY ROOM, UTILITY ROOM, PLAY ROOM AND W.C ON THE GROUND FLOOR.

ON THE FIRST FLOOR THERE ARE FOUR BEDROOMS AND TWO BATHROOMS. OUTSIDE THERE ARE FRONT AND REAR GARDENS AND PARKING.

THE PROPERTY MUST BE SEEN TO BE APPRECIATED. CALL TO VIEW 01273 461144

- DETACHED HOUSE
- TWO BATHROOMS
- PLEASE CALL TO VIEW
- 25'6 x 12 WESTERLY ASPECT LIVING ROOM
- IMMACULATELY PRESENTED
- 01273 461144
- 24'5 x 16'10 OPEN PLAN KITCHEN FAMILY ROOM
- CLOSE TO THE BEACH
- FOUR BEDROOMS
- VENDORS SUITED

## ENTRANCE PORCH

Door to

## ENTRANCE HALL

Doors giving access to Living Room, Kitchen Dining Family Room, W.C, Stairs rising to the First Floor Landing

## LIVING ROOM

**25'6 x 12 (7.77m x 3.66m)**

Westerly aspect window to front, double glazed sliding patio doors leading out onto the rear gardens.

## KITCHEN DINING FAMILY ROOM

**24'5 x 16'10 (7.44m x 5.13m)**

Modern range of base units with work surfaces, centre island unit with cupboards under, inset sink unit, inset hob, integrated appliances, space for appliances. Full height rear aspect window, sliding patio doors leading out onto the rear gardens, ceiling skylight. Door to Utility, opening

## PLAYROOM

Front aspect window.

## UTILITY ROOM

**18'2 x 7'5 (5.54m x 2.26m)**

Space and plumbing for appliances, shleving, door to regard gardens.

## W.C

Matching suite, wash hand basin, W.C, obscure glass front aspect window.

## FIRST FLOOR LANDING

Doors giving access to all Bedrooms, Bathrooms, loft access.

## BEDROOM ONE

Westerly aspect window to front.

## BEDROOM TWO

Rear aspect window.

## BEDROOM THREE

Front aspect window.

## BEDROOM FOUR

Front aspect window.

## BATHROOM

Matching white suite, panel enclosed p-shaped bath with shower over, pedestal wash hand basin, W.C, rear aspect window.

## BATHROOM

Modern suite, p-shaped bath with shower, W.C, wash hand basin with vanity unit, rear aspect window.

## OUTSIDE

### FRONT GARDEN

Laid to lawn with parking for two cars. Side access.

### REAR GARDENS

Laid to lawn with area of patio and decking.



