



184 Harbour Way | | Shoreham-By-Sea | BN43 5HJ





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£550,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SEMI DETACHED PROPERTY ON SHOREHAM BEACH.

OFFERED WITH VACANT POSSESSION THE PROPERTY BENEFITS FROM THREE DOUBLE BEDROOMS AND A BATHROOM ON THE. FIRST FLOOR, 23FT LIVING ROOM, MODERN KITCHEN, DINING ROOM, STUDY / BED FOUR AND A CLOAKROOM ON THE GROUND FLOOR.

THERE ARE RIVER VIEWS FROM THE FRONT AND A SOUTHERLY FACING REAR GARDEN.

- SHOREHAM BEACH
- SEMI DETACHED HOME
- VIEWS OF THE RIVER
- SOUTH FACING GARDENS
- THREE / FOUR BEDROOMS
- 23'4 LIVING ROOM
- MODERN KITCHEN
- DINING ROOM
- CALL NOW
- 01273 461144

ENTRANCE PORCH

Door to

ENTRANCE HALL

Door to front, doors giving access to Living Room, W.C, stairs rising to the First Floor Landing.

LIVING ROOM

23'4 x 11 (7.11m x 3.35m)

Southerly aspect room, with patio doors leading out onto the Rear Gardens, door to Kitchen, opening to

DINING ROOM

11'1 x 9'2 (3.38m x 2.79m)

Southerly aspect room with side and rear aspect windows, views over looking the Rear Gardens

KITCHEN

10'10 x 8'4 (3.30m x 2.54m)

Modern range of wall and base units, work surfaces over, inset sink unit, space for appliances, front aspect window with views of the River Adur.

W.C

Wash hand basin, W.C.

STUDY / BEDROOM 4

15'5 x 8 (4.70m x 2.44m)

FIRST FLOOR LANDING

Doors giving access to all Bedrooms and Bathroom.

BEDROOM 1

11'8x 10'11 (3.56mx 3.33m)

Southerly aspect room with window over looking the Rear Gardens.

BEDROOM 2

11'7 x 11' (3.53m x 3.35m)

Southerly aspect room with window over looking the Rear Gardens.

BEDROOM 3

11'7 x 11'1 (3.53m x 3.38m)

Front aspect window with views over looking the river Adur and across to the South Downs.

BATHROOM

Modern matching suite, step in

shower cubicle, bath with shower attachment, wash hand basin, W.C, front aspect obscure glass window.

OUTSIDE

FRONT GARDENS

Laid to lawn, driveway providing off road parking.

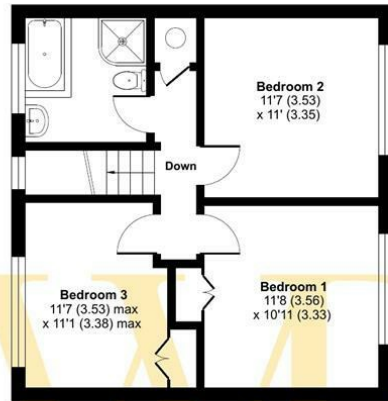
REAR GARDENS

Southerly aspect, predominately laid to lawn, areas of patio.



Harbour Way, Shoreham-by-Sea, BN43

Approximate Area = 1250 sq ft / 116 sq m
For identification only - Not to scale

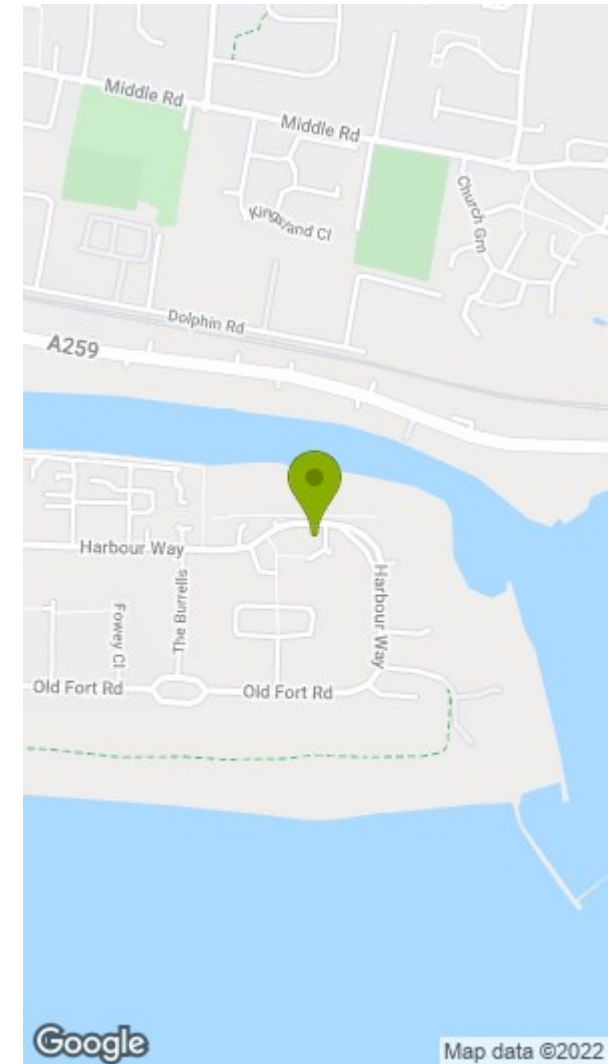


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © nchecorn 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 802542.



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

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (54-68) D | | (54-68) 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 ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

