



FOR SALE
BAKER
01273 461144

3 Mardyke | | Shoreham-By-Sea | BN43 5LL





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£599,950

SALE AGREED BY WARWICK BAKER ESTATE AGENTS
SIMILAR PROPERTIES REQUIRED, BUYERS WAITING !!
01273 461144 - george@warwickbaker.co.uk

Warwick Baker Estate Agents are delighted to offer this rarely available house located within 100 metres of Shoreham Beach. The property benefits from spacious entrance hall, 4 bedrooms, lounge, west facing dining room, modern kitchen, breakfast room, ground floor shower room, ground floor cloak room, family bathroom, en suite shower room to the master bedroom, balcony with sea views, private driveway with ample off road parking, detached garage, west facing rear garden with summerhouse, workshop. Internal viewing highly recommended by the vendors sole agent.

Shoreham is conveniently situated on the south coast adjacent to the River Adur between Brighton (about 7 miles to the East) and Worthing (about 5 miles to the West). There is a regular bus service to Brighton & Hove and a main line railway station providing a direct link to Gatwick Airport and London Victoria. Shoreham has a wide range of shopping facilities including the Holmbush Centre with Marks and Spencer, Tesco and Next on the outskirts of the town. There are schools for all ages, nursery schools and many leisure and sporting facilities in Shoreham and the surrounding area, with sailing being particularly popular.

- ENTRANCE HALL
- GROUND FLOOR SHOWER ROOM + SEPARATE CLOAK ROOM
- PRIVATE DRIVEWAY WITH AMPLE OFF ROAD PARKING + DETACHED GARAGE

- 4 BEDROOMS
- FAMILY BATHROOM + EN SUITE BATHROOM TO MASTER BEDROOM
- WEST FACING REAR GARDEN

- LOUNGE + DINING ROOM
- BALCONY WITH SEA VIEWS

- MODERN KITCHEN + BREAKFAST ROOM
- EN SUITE SHOWER ROOM TO BED 1

FRONT DOOR

Part double glazed front door leading to:

ENTRANCE HALL

15'7" x 8'10" (4.77 x 2.71)

Door giving access to understairs storage cupboard with cloaks hanging space and shelving housing gas and electric meters, double panelled radiator, door off entrance hall to airing cupboard with slatted shelving, solid wood flooring. Door off entrance hall to:

RECEPTION ROOM 3/BEDROOM 4

12'0" x 11'11" (3.67 x 3.39)

Double glazed windows to the front having an easterly aspect, single panel radiator, glimpses of Shoreham Beach. Door off entrance hall to:

LOUNGE

15'11" x 12'0" (4.86 x 3.67)

With feature wood burner, slate hearth, double panelled radiator, square opening off lounge to:

DINING ROOM

14'0" x 9'11" (4.27 x 3.03)

Double glazed door and set of bi-fold double glazed doors giving access to the rear garden, double panelled radiator, door off dining room to:

UTILITY/BREAKFAST ROOM

9'10" x 6'10" (3.02 x 2.09)

Comprising wood worktop with slow closing drawers and cupboards under, tiled splash back, space for tall fridge/freezer to the side, tiled flooring, high level frosted double glazed window to the side having a favoured southerly aspect, double glazed door giving access to the rear garden. Square opening off breakfast room to:

KITCHEN

11'11" x 8'11" (3.64 x 2.74)

Comprising stainless steel sink unit with mixer tap inset into wood worktop with cupboard under, space and plumbing for dishwasher to the side, tiled splash back, adjacent wood worktop with inset "Belling" electric hob with slow closing drawers under, space and plumbing for washing machine to the side, tiled splash back complemented by matching wall units over, integrated extractor hood, built in electric "Belling" oven

and grill to the side with storage cupboards under and over with high level LED lighting, adjacent "L" shaped wood worktop with slow closing drawers and cupboards under, tiled splash back complemented by matching wall units over with high level LED lighting, double glazed windows to the side having a favoured southerly aspect, frosted double glazed door giving access to the side driveway, tiled flooring, LED down lighting, double panelled radiator, door giving access to the entrance hall, door off entrance hall to:

DOWNSTAIRS SHOWER ROOM

Comprising wall mounted wash hand basin with contemporary style mixer tap, tiled splash back, heated hand towel rail, built-in double doored storage cupboard with shelving, frosted double glazed window to the side having a favoured southerly aspect, tiled flooring, extractor fan, spot lighting, step-in shower cubicle, being fully tiled, comprising "Mira Sport" wall mounted shower unit with separate shower attachment, sliding glass shower screen, spot lighting. Door off entrance hall to:

DOWNSTAIRS CLOAKROOM

Comprising low level w.c., tiled flooring, frosted double glazed window to the side having a favoured southerly aspect, spot light.

LANDING

Turning staircase up from entrance hall with bannister and glass balustrade to landing, double glazed windows to the side having a favoured southerly aspect with direct views of Shoreham Beach and the English Channel, access to loft storage space. Door off landing to:

BEDROOM 1

15'3" x 12'0" (4.65 x 3.68)

Being "L" shaped, single panel radiator, twin double glazed patio doors to the front having an easterly aspect giving access onto balcony.

BALCONY

5'10" x 2'4" (1.78 x 0.73)

With steel and glass balustrade, having an easterly/southerly aspect with direct views of Shoreham Beach and the English Channel.

Door off bedroom 1 to:

EN SUITE SHOWER ROOM

Comprising low level w.c., wall mounted wash hand basin, tiled splash back, frosted double glazed window to the front, step-in fully tiled shower cubicle with "Aquatronic" independent wall mounted shower unit, separate shower attachment, glass shower screen, vinyl flooring, spot lighting. Door off landing to:

BEDROOM 2

12'9" x 9'0" (3.90 x 2.76)

Double glazed windows to the rear having a westerly aspect, single panel radiator, door giving access to walk-in storage cupboard.

Door off landing to:

BEDROOM 3

14'9" x 7'1" (4.51 x 2.18)

Having a dual aspect, double glazed windows to the side having a favoured southerly aspect with direct views of Shoreham Beach and the English Channel, double glazed windows to the rear having a westerly aspect, single panel radiator.

Door off landing to:

BATHROOM

Comprising bath with mixer tap and separate shower attachment, twin hand grips, tiled splash back, low level w.c., vanity unit with inset wash hand basin, contemporary style mixer tap, double doored storage cupboard under, heated hand towel rail, vinyl flooring, frosted double glazed window to the front, extractor fan, LED down lighting.

FRONT GARDEN

34'6" x 30'5" (10.52 x 9.28)

Laid totally to brick hardstand with off road parking for six cars, raised shingle area with tropical plants all enclosed by low level brick wall to three sides. Brick driveway leading to:

GARAGE

20'4" x 8'11" (6.22 x 2.72)

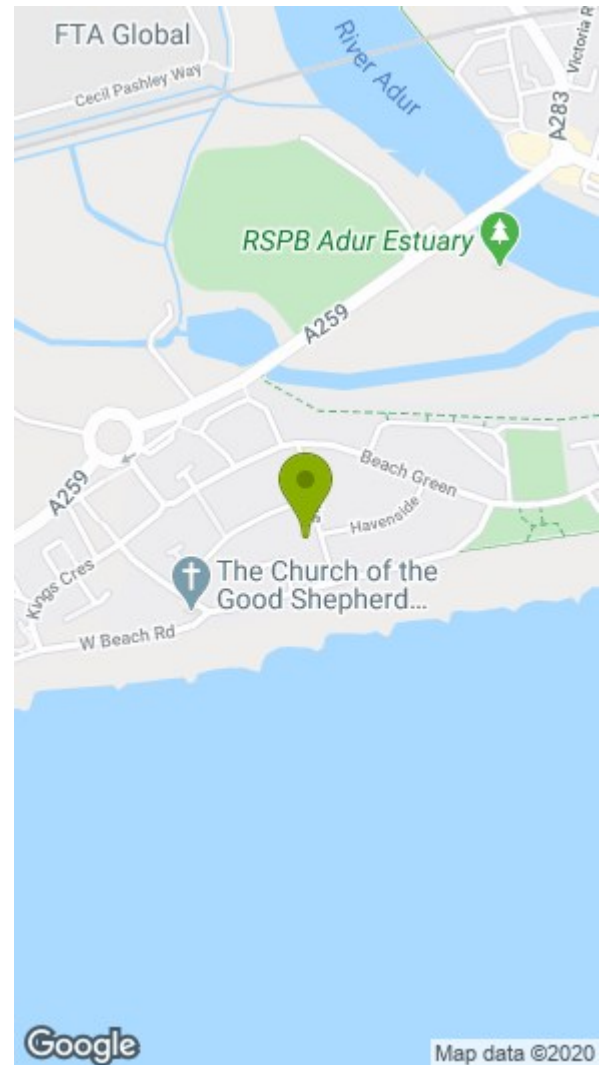
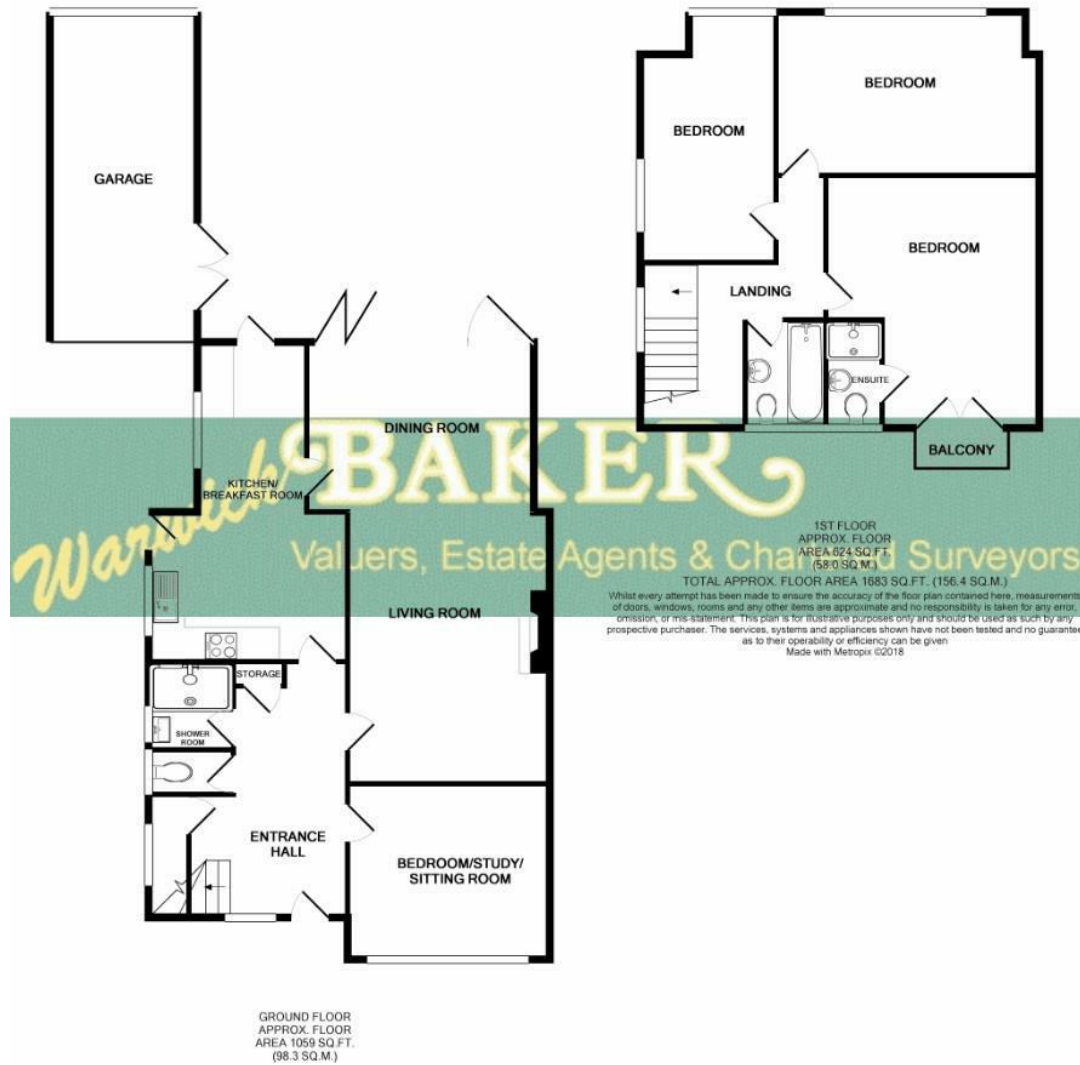
With electric up and over door, power and lighting, double glazed windows to the rear having a westerly aspect, twin glazed patio doors giving access to:

REAR GARDEN

50'11" x 24'2" (15.52 x 7.37)

Brick patio area, step down to lawned area enclosed by brick pathway with raised decked area leading to a summer house.





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		Current	Potential	Environmental Impact (CO ₂) Rating		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	
		72	83			68	79