



15 Winterton Way | | Shoreham-By-Sea | BN43 5RE

**WB**  
WARWICK BAKER  
ESTATE AGENT



## 15 Winterton Way | | Shoreham-By-Sea | BN43 5RE

£585,000

\*\*\* £585,000 \*\*\*

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

OFFERED WITH VACANT POSSESSION, NO CHAIN, THE PROPERTY HAS A 19'1 LIVING ROOM, SEPARATE DINING ROOM, REFITTED KITCHEN BREAKFAST ROOM, THREE DOUBLE BEDROOMS, MASTER WITH EN-SUITE AND A UTILITY ROOM. THE PROPERTY ALSO BOASTS A SECLUDED WEST FACING REAR GARDEN.

CALL NOW TO VIEW - 01273 461144

- DETACHED BUNGALOW
- WEST FACING REAR GARDEN
- CALL NOW TO VIEW
- SHOREHAM BEACH
- NO ONWARD CHAIN
- 01273 461144
- THREE DOUBLE BEDROOMS
- 19'01 LIVING ROOM
- REFITTED KITCHEN/BREAKFAST ROOM
- MASTER BEDROOM WITH EN-SUITE

## ENTRANCE HALL

Double glazed door to front, doors to Living Room, Dining Room, all Bedrooms, Shower Room and Utility.

## LIVING ROOM

**19'01 x 11'11 (5.82m x 3.63m)**

Double glazed rear aspect windows, double glazed French doors leading out onto the rear gardens, door to

## DINING ROOM

**12'09 x 11'10 (3.89m x 3.61m)**

Double glazed side aspect window, door to

## KITCHEN / BREAKFAST ROOM

**12'09 x 11'10 (3.89m x 3.61m)**

Refitted modern kitchen, extensive range of wall and base level units, roll top work surfaces, inset hob, eye level double oven, inset sink unit, space for appliances, breakfast bar area, double glazed side and rear aspect windows, double glazed French doors leading out onto the rear gardens.

## UTILITY ROOM

**9'05 x 8'06 (2.87m x 2.59m)**

Space and plumbing for appliances, door to Integral Garage.

## MASTER BEDROOM

**15'04 x 11'11 (4.67m x 3.63m)**

Double glazed rear aspect window, fitted wardrobes, door to

## EN-SUITE SHOWER ROOM

Matching suite, step in corner shower cubicle, pedestal wash hand basin, low level W.C, side aspect window.

## BEDROOM 2

**11'06 x 10'02 (3.51m x 3.10m)**

Double glazed front aspect window.

## BEDROOM 3

**9'06 x 9'06 (2.90m x 2.90m)**

Double glazed front aspect window.

## SHOWER ROOM

**8'09 x 5'07 (2.67m x 1.70m)**

Refitted modern suite, walk in shower, wash hand basin, low level W.C, front aspect window.

## OUTSIDE

### FRONT GARDEN

Block paved providing off road parking for numerous cars, gated side access.

## INTEGRAL GARAGE

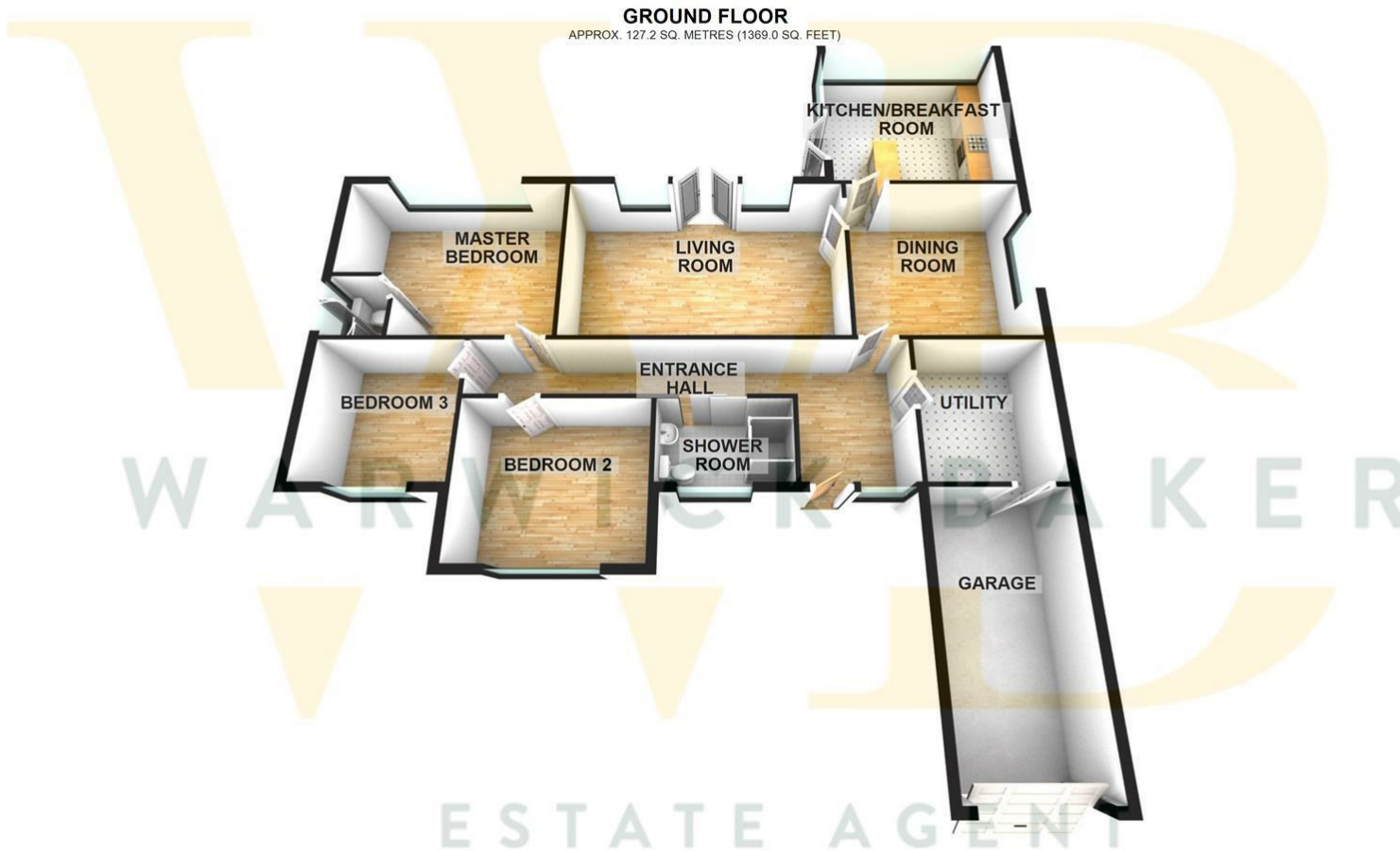
**16'09 x 8'06 (5.11m x 2.59m)**

Electric up and over door, power and light, door to Utility Room.

## REAR GARDEN

Westerly aspect secluded gardens, paved for low maintenance, pond, large decked area.





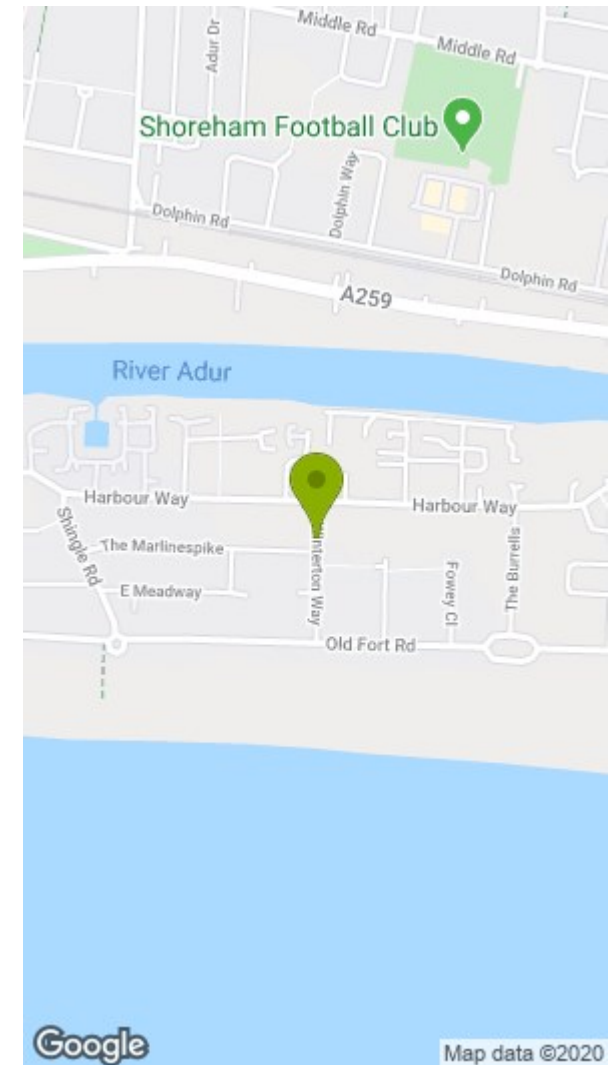
TOTAL AREA: APPROX. 127.2 SQ. METRES (1369.0 SQ. FEET)

**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
Very energy efficient - lower running costs (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>78</b>
	<b>64</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>76</b>
	<b>60</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC