



25 Cheal Close | | Shoreham-By-Sea | BN43 5RQ



ESTATE AGENT



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Offers In Excess Of £445,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE WELL PRESENTED TERRACED HOUSE, LOCATED ON SHOREHAM BEACH WITHIN 750 METRES OF THE FOOTBRIDGE. THE PROPERTY BENEFITS FROM AN ENTRANCE HALL, THREE BEDROOMS, 15' LOUNGE, DINING AREA, CONSERVATORY ROOM, MODERN KITCHEN, GROUND FLOOR CLOAK ROOM, FAMILY BATHROOM, FRONT GARDEN, 33' SOUTH FACING REAR GARDEN. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- CONSERVATORY ROOM
- 33' SOUTH FACING REAR GADEN
- THREE BEDROOMS
- MODERN KITCHEN
- NO UPWARD CHAIN
- 15' LOUNGE
- FAMILY BATHROOM
- DINING AREA
- GROUND FLOOR CLOAKROOM

Part double glazed front door leading to:

ENTRANCE HALL

9'8" in length (2.95 in length)

part engineered wood flooring, frosted double glazed windows to the side.

Door off entrance hall to:

CLOAKROOM

Comprising low level wc, wall mounted wash hand basin with contemporary style mixer tap, storage cupboard under, frosted double glazed window, tiled flooring.

Door off entrance hall to:

LOUNGE

15'0" x 14'7" (4.59 x 4.45)

Double glazed windows to the front, engineered wood flooring, double panelled radiator.

Opening off lounge to:

DINING AREA

11'0" x 9'4" (3.36 x 2.85)

Engineered wood flooring, double panelled radiator.

Opening off dining area to:

CONSERVATORY ROOM

10'0" x 8'5" (3.07 x 2.57)

Having a dual aspect, double glazed windows to the rear having a favoured southerly aspect, double glazed windows and patio door to the side having a westerly aspect, engineered wood flooring, wood panelled walls, LED downlighting.

Opening off dining area to:

KITCHEN

12'4" x 7'8" (3.76 x 2.35)

Comprising stainless steel sink unit with contemporary style mixer tap inset into wood effect worktop, storage cupboard under, space and plumbing for washing machine to the side, space and plumbing for slimline dishwasher to the side, tiled splash back, adjacent matching wood effect worktop with inset stainless steel gas four ring hob, electric oven under, drawers and cupboards to the side, tiled splash back, complimented by matching range of wall units over, stainless steel canopied extractor hood, further adjacent matching wood effect worktop to the side, storage cupboard under, tiled splash back, space for tall fridge/freezer to the side, engineered wood flooring, double glazed windows to the rear having a favoured southerly aspect, spot lighting.

Turning staircase with handrail up from entrance hall to:

LANDING

Access to loft storage space.

Door off landing to:

BEDROOM 1

12'2" x 10'9" (3.73 x 3.30)

Double glazed windows to the rear having a favoured southerly aspect, double panelled radiator, door giving access to built in storage cupboard with shelving, door giving access to storage cupboard with hanging space.

Door off landing to:

BEDROOM 2

10'11" x 8'7" (3.33 x 2.64)

Double glazed windows to the front having glimpses of The River Adur and The South Downs, double panelled radiator, built in double doored wardrobe with hanging and shelving space.

Door off landing to:

BEDROOM 3

7'10" x 7'6" (2.39 x 2.31)

Double glazed windows to the front having glimpses of The River Adur and The South Downs, double panelled radiator.

Door off landing to:

FAMILY BATHROOM

Being part tiled, comprising bath with contemporary style mixer tap with separate shower attachment, glass shower screen, floating vanity unit with inset wash hand basin with contemporary style mixer tap, two drawers under, low level wc, heated hand towel rail, tiled flooring, frosted double glazed window, extractor fan, LED downlighting.

FRONT GARDEN

Laid to lawn, tiered patio slab pathway to the front door.

REAR GARDEN

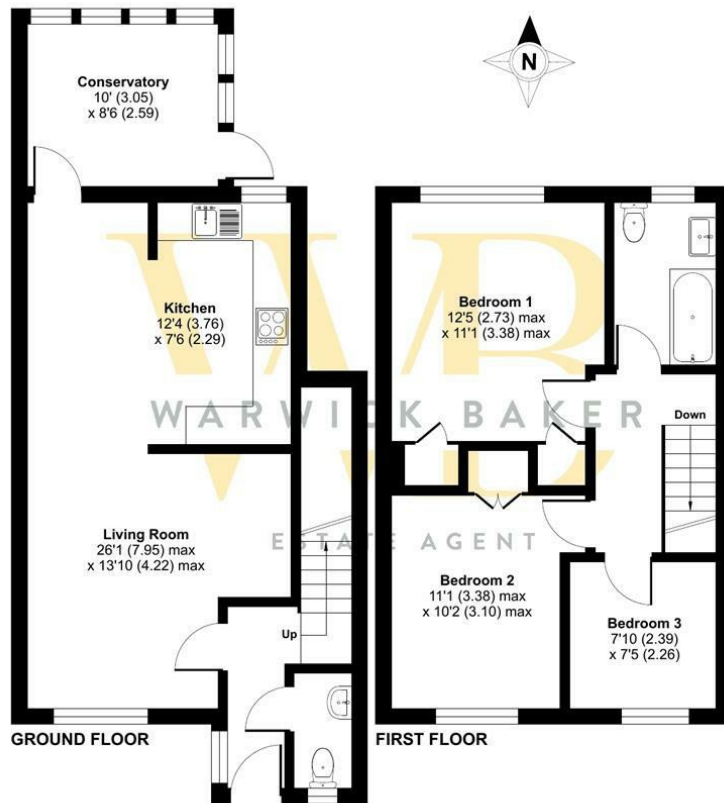
33'6" x 18'4" (10.22 x 5.60)

Being 'L' shaped having a favoured southerly aspect, patio slab area, raised decked area, all enclosed by fencing to three sides.

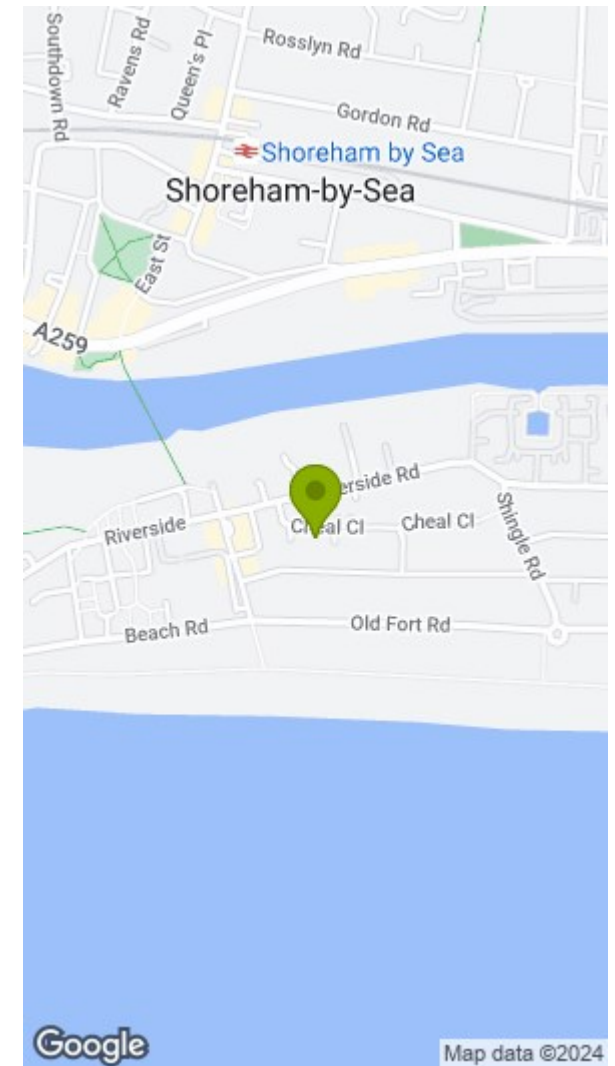


Cheal Close, Shoreham-by-Sea, BN43

Approximate Area = 991 sq ft / 92 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 1067983



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	
(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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 87 (Current), 70 (Potential)