



11 Kings Walk | | Shoreham Beach | BN43 5LG





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£649,950

SOLD - WARWICK BAKER ESTATE AGENTS !!

SIMILAR PROPERTIES NEEDED

CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

\*\*\* £699,950 \*\*\*

- NO UPWARD CHAIN
- 3 BEDROOMS
- OFF ROAD PARKING FOR 3 CARS
- THROUGH LOUNGE/DINING ROOM
- BATHROOM
- PRIVATE DRIVE TO GARAGE
- KITCHEN/BREAKFAST ROOM
- FRONT GARDEN
- DOWNSTAIRS CLOAKROOM
- 39' REAR PATIO GARDEN

### Front door leading to ENTRANCE VESTIBULE

further frosted double glazed window to the side, door giving access to under stairs storage cupboard housing gas and electric meters, tiled flooring.

Part glazed door off entrance vestibule to:

### ENTRANCE HALL

2.73m in length, double panel radiator, woodblock flooring.

Door off entrance hall to:

### THROUGH LOUNGE/DINING ROOM

32' x 13' 9" (9.75m x 3.96m 2.74m')  
narrowing to 11' 3" in dining area.

### LOUNGE AREA

15'0" x 13'9" (4.58 x 4.21)

having a dual aspect, double glazed windows to the front having a south westerly aspect, double glazed windows to the side having a south easterly aspect, feature wall mounted gas coal effect fire, double panel radiator, woodblock flooring.

Square opening off lounge to:

### DINING AREA

15'2" x 11'3" (4.63 x 3.43)

double glazed window and sliding double glazed patio door to the front having a favoured south westerly aspect, double panel radiator, part wood block flooring, part tiled flooring.

Door off dining area to:

### KITCHEN/BREAKFAST ROOM

14'3" x 9'3" (4.36 x 2.84)

comprising 1 1/4 bowl upvc sink unit with mixer tap inset into granite effect roll edge worktop, built in Philips gas four ring hob to the side, Neff electric oven under, drawers and cupboards to the side, tray space to the side, tiled splashback complemented by matching wall units over with built in extractor hood, adjacent worktop with storage cupboard under, space and plumbing for washing machine to the side, corner end display shelving, tiled splashback complemented by matching wall units over with display shelving, further adjacent roll edge

worktop with drawers and cupboards under, corner end display shelving, tiled splashback complemented by matching wall units over with end display shelving and two glass fronted units, built in larder style cupboard to the side with shelving, end display shelving, space for tall fridge/freezer to the side with storage space over, double glazed windows to the rear, double glazed windows to the side, tiled flooring, part double glazed door giving access to the rear garden, door giving access to the entrance hall.

Door off entrance hall to:

### DOWNSTAIRS CLOAKROOM

comprising low level wc, wall mounted wash hand basin, tiled splashback, frosted double glazed windows, vinyl tiled flooring.

### TURNING STAIRCASE TO FIRST FLOOR LANDING

with bannister, double glazed window to the side with views of Shoreham Beach, views of the English Channel, double glazed windows to the rear, single panel radiator, access to loft storage space which could be converted to provide extra rooms (STNC), two doors to airing cupboard housing pre factory lagged copper cylinder hot water tank with slatted shelving over.

Door off landing to:

### BEDROOM 1

14'0" x 11'9" (4.28 x 3.59)

having a dual aspect, double glazed windows to the front having a favoured south westerly aspect with direct views of Shoreham Beach, views of the English Channel, double glazed windows to the side having a south easterly aspect with views of the South Downs, views over Shoreham Beach, views over the English Channel, double panel radiator, built in double door wardrobe with hanging and shelving space.

Door off landing to:

### BEDROOM 2

13'11" x 11'10" (4.26 x 3.63)

double glazed windows to the front having a favoured south westerly aspect with direct views of Shoreham Beach, views of the English Channel, double panel radiator, built in double door

wardrobe with hanging and shelving space.

Door off landing to:

### BEDROOM 3

9'4" x 12'7" (2.86 x 3.84)

double glazed windows to the rear with views of the South Downs, built in wardrobe with hanging space, single panel radiator.

Door off landing to:

### BATHROOM

comprising walk in shower area with built in shower, separate shower attachment, glass shower screen, pedestal wash hand basin with hot and cold taps, low level wc, double panel radiator, frosted double glazed windows, vinyl flooring, spotlighting.

### FRONT GARDEN

41'11" x 28'10" (12.79 x 8.8)

laid to lawn with various flower and shrub borders, private driveway providing with off road parking, leading to detached garage.

### GARAGE

16'6" x 7'11" (5.03 x 2.42)

with up and over door.

### REAR GARDEN

39'4" x 32'9" (12 x 10)

laid mainly to patio with various plants and shrubs enclosed by high walls and fencing, side passageway leading to side gate giving access to the front of the property.





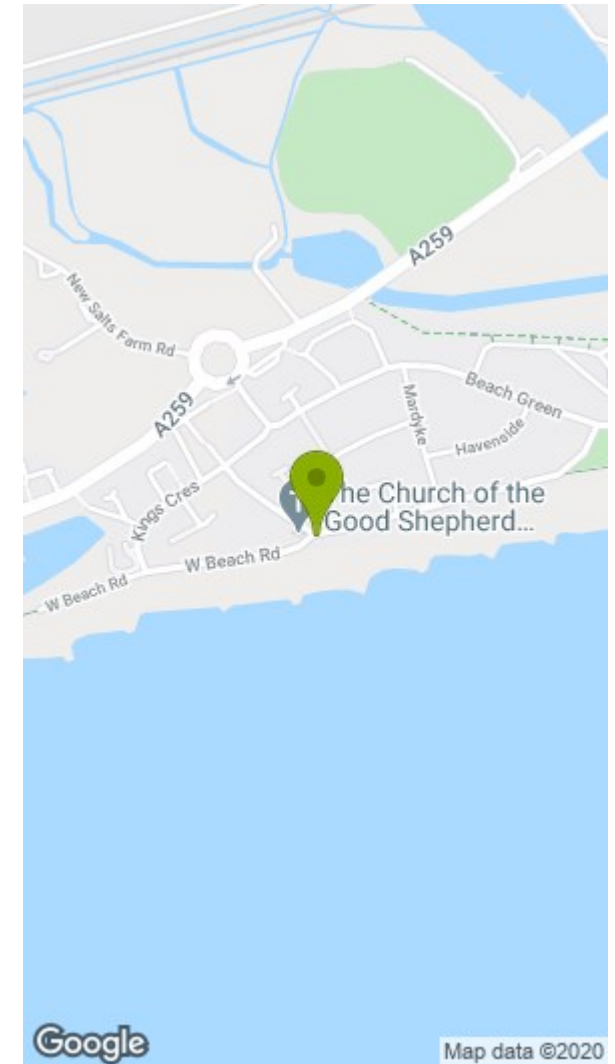
1ST FLOOR  
APPROX. FLOOR  
AREA 620 SQ.FT.  
(57.6 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 618 SQ.FT.  
(57.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1237 SQ.FT. (115.0 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2018



**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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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 <sub>2</sub> emissions		
		83			80
		49			41
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	