5 The Marlinespike | | Shoreham-By-Sea | BN43 5RD

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £950,000

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WARWICK BAKER ESTATE AGENTS ARE VERY DELIGHTED TO OFFER THIS TRULY STUNNING VERY RARELY AVAILABLE DETACHED CHALET STYLE HOUSE. LOCATED WITHIN 500 METRES OF SHOREHAM BEACH FORESHORE AND A SHORT WALK TO THE FOOTBRIDGE. THE PROPERTY BENEFITS FROM A 13' ENTRANCE HALL, 33' TRIPLE ASPECT LOUNGE THROUGH DINING ROOM, STUNNING WELL EQUIPPED 19' KITCHEN/BREAKFAST ROOM, TV ROOM/BEDROOM 4, GROUND FLOOR FULLY TILED FAMILY BATHROOM, THREE DOUBLE BEDROOMS, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, 31' FIRST FLOOR FULL WIDTH ROOF TERRACE, PRIVATE DRIVEWAY WITH AMPLE OFF ROAD PARKING, DETACHED STORAGE GARAGE AND 97' SOUTH FACING REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. VENDORS SUITED.

Part frosted double glazed front door leading to:

ENTRANCE HALL
13'11" x 11'6" (4.26 x 3.53)
Being of irregular shape, frosted double glazed windows to the front, engineered wood flooring, double panelled radiator with independent thermostat, oak door giving access to cupboard housing electric trip switches, LED down lighting.

Oak door off entrance hall to:

LOUNGE THROUGH DINING ROOM
33'1" x 12'8" (10.10 x 3.88)
Having a triple aspect, range of double glazed bi-fold doors to the rear having a favoured southerly aspect, double glazed windows with plantation style shuttering to the front, three sets of double glazed windows with plantation style shuttering to the side having an easterly aspect, three separate floor to ceiling contemporary style radiators, recessed feature log fire place, LED down lighting.

Oak door off entrance hall to:

KITCHEN/BREAKFAST ROOM
19'5" x 17'7" (5.92 x 5.38)
Comprising granite work top with inset stainless steel sink unit with contemporary style mixer tap, inset ' CAPLE ' four ring induction hob to the side, range of slow closing drawers and cupboards under, ' GRUNDIG ' dishwasher to the side, ' GRUNDIG ' tumble dryer to the side, ' HOTPOINT' washing machine to the side, matching granite back splash, steel and glass extractor hood over, twin built in ' CAPLE ' electric ovens to the side, built in ' CAPLE ' microwave/convector oven to the side, built in ' CAPLE ' coffee machine to the side (not tested by the vendor), storage cupboards over, range of slow closing drawers and cupboards under, central free standing two seater breakfast bar with granite work top, range of storage cupboards under, built in pull out bin cupboard to the side, further adjacent matching larder style storage cupboards surrounding ' AMERICAN ' style fridge/freezer, tiled flooring, double glazed windows to the side having a westerly aspect, range of double glazed bi-fold doors to the rear having a favoured southerly aspect, floor to ceiling contemporary style radiator with independent thermostat, LED down lighting.

Oak door off entrance hall to:

TV ROOM/BEDROOM 4
13'7" x 10'0" (4.15 x 3.05)
Having a dual aspect, double glazed windows with plantation style shuttering to the front, high level double glazed windows with plantation style shuttering to the side having an easterly aspect, double panelled radiator with independent thermostat, LED down lighting.

Oak door off entrance hall to:

GROUND FLOOR FAMILY BATHROOM
Being fully tiled, comprising bath with contemporary style mixer tap, vanity unit with twin square ceramic sink units with contemporary style mixer taps, three drawers and storage cupboards under, low level wc, heated hand towel rail, step in fully tiled shower cubicle with built in rainfall style shower head, separate shower attachment, sliding glass shower door, tiled flooring frosted double glazed windows to the side, LED down lighting.

Turning staircase with bannister and spindle up from entrance hall to:

LANDING
Access to loft storage space, LED down lighting, sloping ceiling with ' VELUX ' window to the front having integrated blind.

Oak door off landing to:

BEDROOM 1
19'11" x 10'2" (6.09 x 3.12)
Having a dual aspect, double glazed windows and twin ' FRENCH ' doors (giving access to rear roof terrace) to the rear having a favoured southerly aspect, sloping ceiling to the front with ' VELUX ' window having integrated blind, double panelled radiator with independent thermostat, oak door giving access to walk in storage cupboard housing ' WORCESTER ' gas fired combination boiler, two eaves storage cupboards, LED down lighting.

Oak door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Being fully tiled, comprising vanity unit with circular ceramic sink unit with contemporary style mixer tap, low level wc, step in fully tiled shower cubicle with independent shower unit, separate shower attachment, sliding glass shower screen, part sloping ceiling with ' VELUX ' window to the front with integrated blind, LED down lighting, tiled flooring.

Oak door off landing to:

BEDROOM 2
11'11" x 10'11" (3.64 x 3.33)
Oak door giving access to storage cupboard, double panelled radiator.

Twin double glazed ' FRENCH ' doors to the rear having a favoured southerly aspect giving access to:

REAR ROOF TERRACE
31'6" x 7'4" (9.61 x 2.26)
Having a favoured southerly aspect, aid to tiling, enclosed by steel and glass balustrade.

Oak door off landing to:

BEDROOM 3
12'5" x 8'10" (3.80 x 2.70)
Part sloping ceiling with ' VELUX ' window to the front having integrated blind, single panel radiator with independent thermostat, built in single wardrobe with hanging and shelving space, door giving access to eaves storage space.

FRONT GARDEN
42'7" x 26'6" (13.00 x 8.09)
Laid partly to ' RUMBLESTONE ' with ample off road parking, beach shingle area, enclosed by low brick walls to three sides.

Twin gates giving access to private driveway leading to:

DETACHED STORAGE GARAGE
19'8" x 8'9" (6.00 x 2.68)
With power and lighting, double glazed windows to the rear having a favoured southerly aspect, frosted double glazed window to the side.

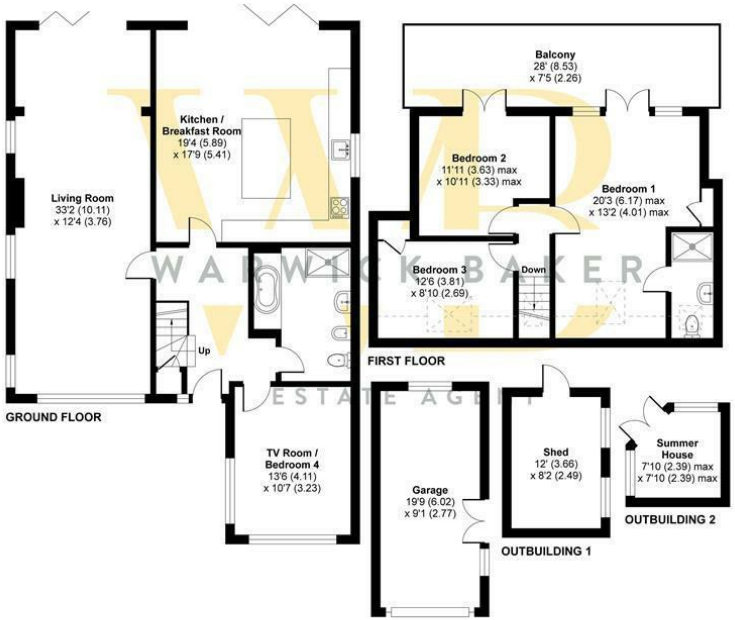
Twin part frosted double glazed doors off garage giving access to:

REAR GARDEN
97'0" x 44'1" (29.57 x 13.45)

The Marlinespike, Shoreham-by-Sea, BN43

Denotes restricted head height

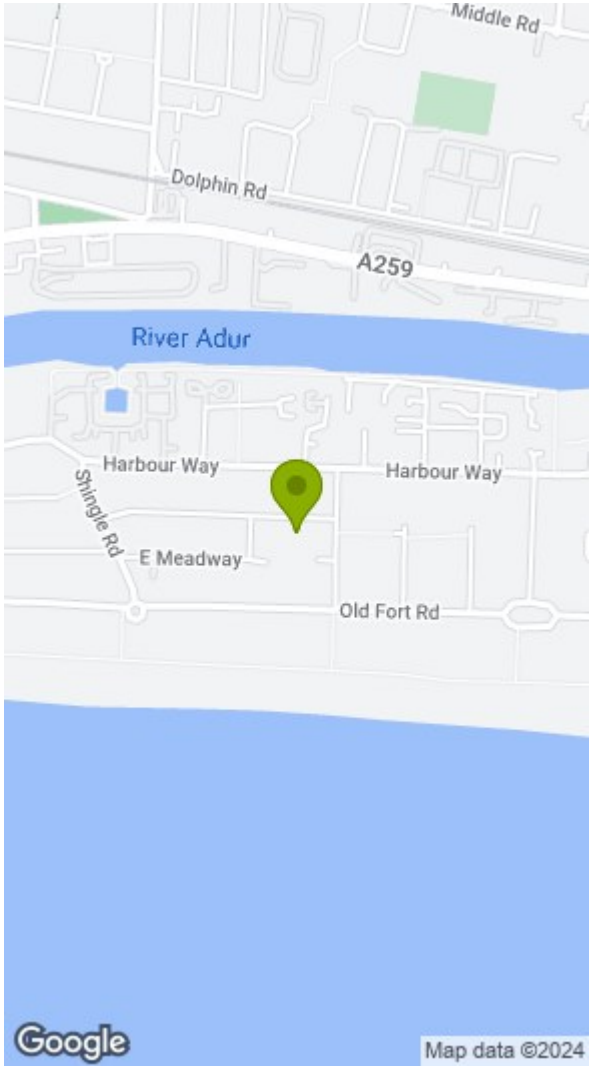
Approximate Area = 1843 sq ft / 171.2 sq m (includes garage)
Limited Use Area(s) = 61 sq ft / 5.7 sq m
Outbuilding = 154 sq ft / 14.3 sq m
Total = 2058 sq ft / 191.2 sq m
For identification only - Not to scale

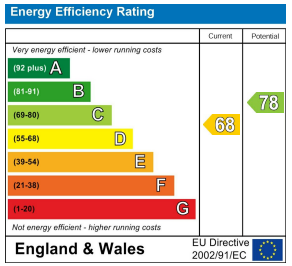


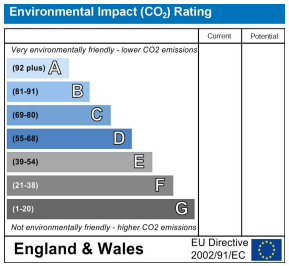
WARWICK BAKER ESTATE AGENT

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 759186







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