



1 Sussex Wharf | | Shoreham-By-Sea | BN43 5PS





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£479,995

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS THREE STOREY TOWN HOUSE BUILT CICA. 2006. LOCATED WITHIN 500 METRES OF SHOREHAM BEACH AND THE ENGLISH CHANNEL. THE PROPERTY BENEFITS FROM THREE DOUBLE BEDROOMS, OPEN PLAN 15' LOUNGE/KITCHEN, GROUND FLOOR CLOAKROOM, FAMILY BATHROOM, FULLY TILED EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, FORMAL FRONT GARDEN, 40' SOUTH FAING REAR GARDEN, OUTSIDE OFFICE, STORAGE GARAGE AND ALLOCATED PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. VENDOR SUITED.

- THREE DOUBLE BEDROOMS
- 15' LOUNGE/OPEN PLAN KITCHEN
- GROUND FLOOR CLOAKROOM
- FAMILY BATHROOM
- FULLY TILED EN-SUITE SHOWER ROOM TO BEDROOM 1
- FORMAL FRONT GARDEN
- 40' SOUTH FACING REAR GARDEN
- OUTSIDE OFFICE + STORAGE GARAGE
- ALLOCATED PARKING SPACE
- VENDOR SUITED

Front door leading to:

OPEN PLAN LOUNGE/KITCHEN

### KITCHEN

12'2" x 10'0" (3.73 x 3.06)

Comprising circular stainless steel sink unit with brushed chrome mixer tap inset into worktop, 'NEFF' stainless steel gas four ring hob inset to the side, 'NEFF' double electric oven under, range of drawers and cupboards to the side, built in integrated 'BOSCH' dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated fridge/freezer to the side, storage cupboard over, further adjacent matching worktop to the side with drawers and cupboards under, hardwood flooring, double glazed window to the front with glimpses of The River Adur, contemporary style floor to ceiling radiator, LED downlighting.

Opening off kitchen to:

### LOUNGE

15'5" x 13'3" (4.71 x 4.06)

Double glazed window and sliding double glazed patio door to the rear having a favoured southerly aspect, two contemporary style radiators, hard wood flooring, LED down lighting.

Door off kitchen to:

### CLOAKROOM

Comprising low level wc, wall mounted wash hand basin with contemporary style mixer tap, tiled splash back, double panelled radiator, space and plumbing for washing machine, display shelving over, frosted double glazed window, high level electric trip switches, tiled flooring, LED down lighting.

Turning staircase with bannister and spindles and separate handrail up from kitchen to:

### LANDING

Hard wood flooring, LED downlighting.

Door off landing to:

### BEDROOM 2

13'6" x 10'2" (4.12 x 3.11)

Two sets of double glazed windows to the rear having a

favoured southerly aspect, built in double doored wardrobe with hanging and shelving space, built in single doored storage cupboard with shelving, contemporary style radiator, hard wood flooring.

Door off landing to:

### BEDROOM 3

12'5" x 8'7" (3.80 x 2.63)

Being 'L' shaped, two sets of double glazed windows to the front having direct views of The River Adur and The South Downs, contemporary style radiator, solid wood flooring.

Door off landing to:

### FAMILY BATHROOM

Being fully tiled, comprising panelled bath with contemporary style mixer tap with separate shower attachment, twin hand grips, glass shower screen, floating wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, hard wood flooring, LED downlighting, extractor fan.

Turning staircase with bannister and spindles and separate handrail up from landing to:

### BEDROOM 1

20'3" x 13'5" (6.18 x 4.10)

Being 'L' shaped, two sets of double glazed windows to the front having direct views of The River Adur and The South Downs, built in double doored wardrobe with hanging and shelving space, double doors giving access to airing cupboard housing 'POTTERTON' gas fired combination boiler, slatted shelving over, solid wood flooring, access to loft storage space, spotlighting.

Door off bedroom 1 to:

### EN-SUITE SHOWER ROOM

11'11" x 6'7" (3.65 x 2.01)

Being fully tiled, comprising floating wash hand basin with contemporary style mixer tap, low level wc, two heated hand towel rails, tiled flooring, frosted double glazed windows, LED downlighting, extractor fan, step in fully tiled shower area with built in shower with separate shower attachment shower rail and curtain.

### FRONT GARDEN

Formal front garden with flower and shrub area

### REAR GARDEN

40'4" x 14'1" (12.30 x 4.30)

Having a favoured southerly aspect, patio slab area, lawned area, timber built shed, all enclosed by fencing to three sides.

Double glazed door giving access to:

### OUTSIDE OFFICE

10'2" x 8'0" (3.10 x 2.45)

Power and lighting, laminate wood flooring.

### STORAGE GARAGE

8'10" x 8'0" (2.70 x 2.46)

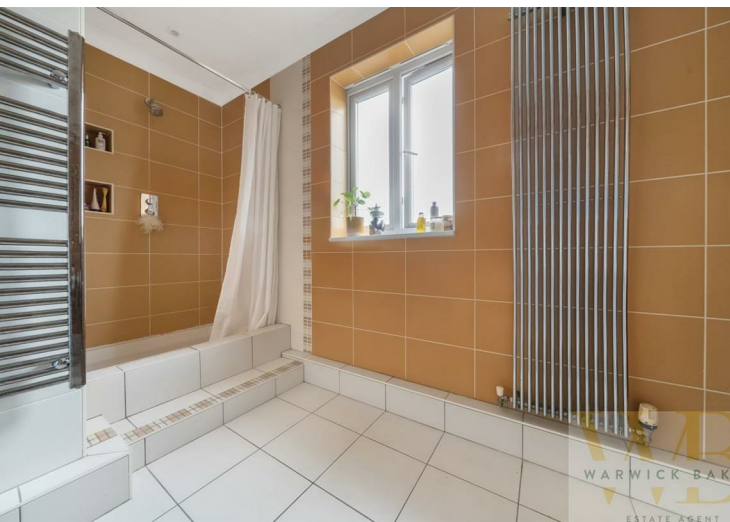
Up and over door, power and lighting, lofted roof space.

### ALLOCATED PARKING SPACE

Allocated space no: 201

### MANAGEMENT FEES

APPROX. £381.64 PER ANNUM.

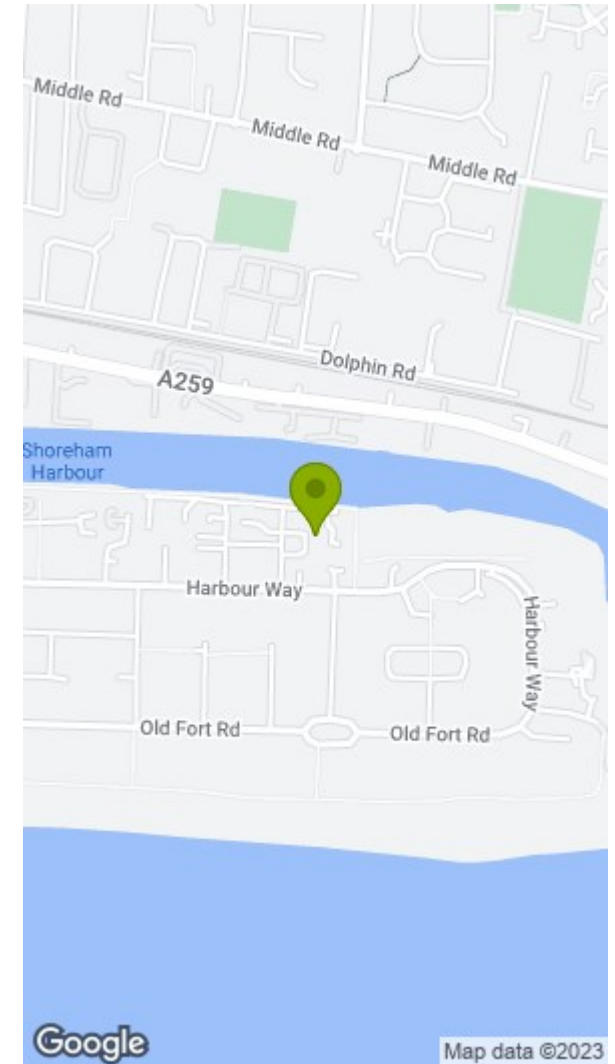


# Sussex Wharf, Shoreham-by-Sea, BN43

Approximate Area = 1077 sq ft / 100 sq m  
 Outbuildings = 190 sq ft / 17.6 sq m  
 Total = 1267 sq ft / 117.7 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworm 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 1063355



## 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		
(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	84	England & Wales	EU Directive 2002/91/EC	