



18 The Drive | | Shoreham-By-Sea | BN43 5GB





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£750,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS STUNNING DETACHED CHALET STYLE HOUSE, LOCATED IN NORTH SHOREHAM WITHIN 1 MILE OF THE MAINLINE RAILWAY STATION ( LONDON VICTORIA-75 MINUTES ). THE PROPERTY BENEFITS FROM ENTRANCE PORCH, ENTRANCE HALL, THREE DOUBLE BEDROOMS, 14' LOUNGE, 14' DINING ROOM, KITCHEN/BREAKFAST ROOM, GROUND FLOOR BATHROOM, FIRST FLOOR SHOWER ROOM, 40' FRONT GARDEN WITH PRIVATE DRIVE, 18' GARAGE, OFFICE/WORKSHOP AND 40' REAR GARDEN RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE PORCH + ENTRANCE HALL
- 3 DOUBLE BEDROOMS
- 14' LOUNGE
- 14' DINING ROOM
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR BATHROOM
- FIRST FLOOR SHOWER ROOM
- 40' FRONT GARDEN + PRIVATE DRIVE TO GARAGE
- OFFICE/WORKSHOP
- 40' REAR GARDEN

Part leaded frosted double glazed front door leading to:

### ENTRANCE PORCH

6'2" x 4'7" (1.90 x 1.41)

Being of irregular shape, frosted double glazed windows to the front and side, cloaks hanging area with shelf over, tiled flooring, spot lighting. Original stripped and exposed wood door with part leaded frosted glass leading to:

### ENTRANCE HALL

16'2" in length (4.95 in length)

Further leaded frosted glazed windows to the front, double panelled radiator, built in low level storage cupboard housing gas meter, further built in low level storage cupboard housing electric meter and trip switches, laminate wood flooring. Part frosted glazed door off entrance hall to:

### LOUNGE

14'9" x 13'2" (4.52 x 4.02)

Range of double glazed bi-fold doors to the rear having an easterly aspect, two leaded frosted glazed windows to the side, feature electric coal effect fire with stone surround and mantle, stone inset, stone hearth, double panelled radiator.

Door off entrance hall to:

### DINING ROOM

14'0" x 10'1" (4.28 x 3.08)

Into bay with double glazed windows to the front having a westerly aspect, double panelled radiator, Bamboo flooring.

Part frosted glazed door off entrance hall to:

### KITCHEN/BREAKFAST ROOM

12'5" x 11'10" (3.81 x 3.63)

Comprising stainless steel sink unit with contemporary style mixer tap, inset into granite effect work top, slow closing storage cupboard under, built in integrated 'NEFF' dishwasher to the side, pull out storage unit to the side, tiled splash back, adjacent matching work top to the side with inset 'NEFF' five ring induction hob, two pull out drawers below, complimented by matching wall unit over, 'NEFF' stainless steel canopied extractor hood to the side, further adjacent matching work top to the side, range of slow closing drawers and cupboards under, corner pull out unit, tiled splash back, complimented by matching wall units over with three frosted

glass doors, under counter lighting, built in 'NEFF' electric oven, 'NEFF' grill/oven over, storage cupboards under and over, pull out storage unit to the side, space for American style fridge/freezer to the side, double doored storage cupboard over, further built in storage cupboard with space and plumbing for washing machine and tumble dryer, single panel radiator, two frosted double glazed windows and part frosted double glazed door to the side, twin double glazed French doors to the rear garden, 'KARNDEAN' flooring, LED down lighting.

Door off entrance hall to:

### BEDROOM 3

12'11" x 10'0" (3.94 x 3.07)

Double glazed windows to the front having a westerly aspect, double panelled radiator.

Door off entrance hall to:

### GROUND FLOOR BATHROOM

Being fully, tiled comprising 'P' shaped Jacuzzi bath with contemporary style mixer tap, separate shower attachment, low level wc, vanity unit with ceramic sink unit with contemporary style mixer tap, range of storage cupboards under, heated hand towel rail, two sets of double glazed windows to the side, built in airing cupboard with slatted shelving, cupboard over with slatted shelving, vinyl flooring, spot lighting, extractor fan, step in fully tiled shower cubicle with rainfall style shower head, separate shower attachment, glass shower door.

Turning staircase with hand rail up from entrance hall to:

### LANDING

Leaded double glazed stained glass window to the side, spot lighting.

Door off landing to:

### BEDROOM 1

16'8" x 14'0" (5.10 x 4.27)

Having a dual aspect, double glazed windows to the side having a favoured southerly aspect, twin double glazed French doors to the rear having an easterly aspect on to Juliette balcony, two built in eaves storage cupboards, double panelled radiator, bamboo flooring, spot lighting.

Door off landing to:

### BEDROOM 2

14'0" x 8'10" (4.28 x 2.70)

Having a dual aspect, part sloping ceiling with two 'VELUX' windows to the front having a westerly aspect, twin double glazed French doors to the side having a favoured southerly aspect on to Juliette balcony, double panelled radiator, built in eaves storage cupboard, laminate wood flooring, spot lighting.

Door off landing to:

### BATHROOM

Being part tiled, comprising low level wc, vanity unit with ceramic sink unit with contemporary style mixer tap, double doored storage cupboard under, frosted double glazed windows to the side, heated hand towel rail, tiled flooring, spot lighting, extractor fan, step in shower with rainfall style shower head, separate shower attachment, glass shower screen.

### FRONT GARDEN

18'4" x 40'0" (5.60 x 12.20)

Mainly laid to lawn, three enclosed shale areas with hedges, patio slab pathway to the front door, private drive to:

### GARAGE

18'1" x 8'3" (5.52 x 2.53)

Twin doors, power and lighting, two sets of double doored storage cupboards, roof void with 'VELUX' window.

Door off garage to:

### OFFICE/WORKSHOP

18'9" x 9'3" (5.73 x 2.84)

Double glazed windows to the rear having an easterly aspect, laminate wood flooring, roof void with 'VELUX' window

Twin double glazed French door giving access to:

### REAR GARDEN

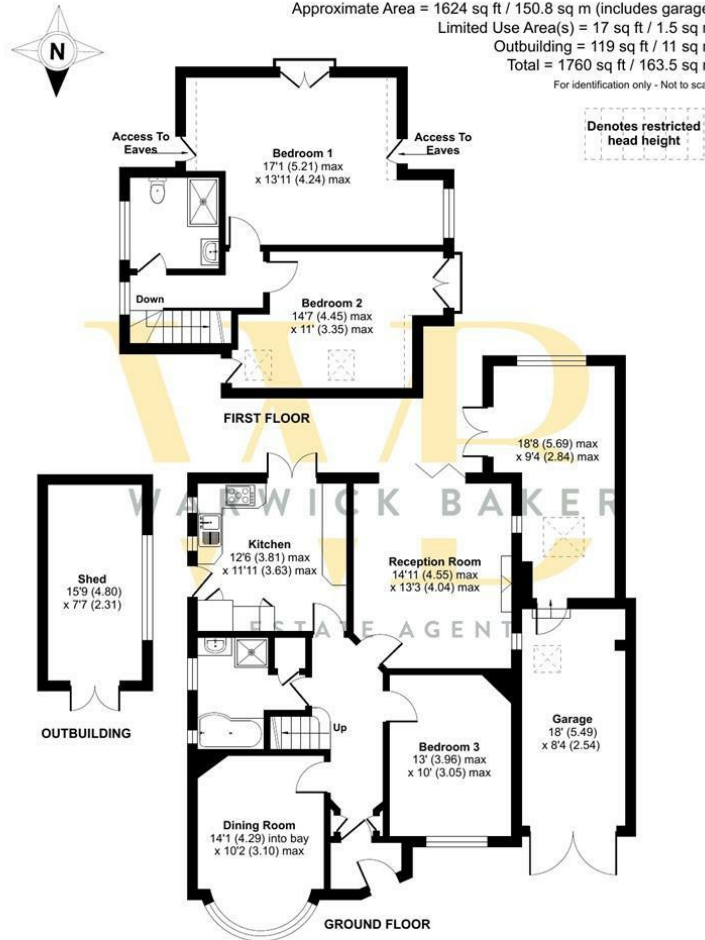
27'10" x 39'4" (8.5 x 12)

Having an easterly/southerly aspect, patio slab area, central astro turf area, further rear patio area, raised shingle area with fir trees, all enclosed by fencing to three sides, decked area with timber built shed 4.8 x 2.33 ( 15'8" x 7'7" ) power and lighting, windows to the side, twin glazed doors to the front.



# The Drive, Shoreham-by-Sea, BN43

Approximate Area = 1624 sq ft / 150.8 sq m (includes garage)  
 Limited Use Area(s) = 17 sq ft / 1.5 sq m  
 Outbuilding = 119 sq ft / 11 sq m  
 Total = 1760 sq ft / 163.5 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 (IPMS) Residential. © nicheworm 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 879343



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

