



118 Greenways Crescent | | Shoreham-By-Sea | BN43 6HQ



ESTATE AGENT



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Offers In Excess Of £850,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RECENTLY CONVERTED AND RENOVATED DETACHED FAMILY HOME.

LOCATED ON AN ELEVATED POSITION THE PROPERTY IS OFFERED IN IMMACULATE CONDITION THROUGHOUT AND HAS STUNNING VIEWS OVER SHOREHAM.

ON THE GROUND FLOOR THERE IS A 23'7 KITCHEN/DINER WITH PATIO DOORS SPILLING OUT ONTO A RAISED & COVERED DECKING AREA WITH VIEWS, 15'3 LIVING ROOM WITH OPEN FIRE, STUDY, BEDROOM 4 AND SHOWER ROOM, UPSTAIRS THERE ARE 3 DOUBLE

- DETACHED FAMILY HOME
- STUDY, UTILITY & BOOT ROOM
- 17'3 WORKSHOP / SUMMER HOUSE
- FOUR DOUBLE BEDROOMS
- SOUTHERLY ASPECT REAR GARDEN
- CALL NOW 01273 461144
- 15'3 LIVING ROOM WITH OPEN FIRE
- IMMACULATEDLY PRESENTED
- 23'7 KITCHEN/DINER
- PARKING AND GARAGE

### ENTRANCE HALL

Doors giving access to Study, Living Room, Kitchen/Diner, Bedroom 4, Ground floor Shower Room, coats cupboard, stairs turning and rising to the First Floor Landing.

### LIVING ROOM

15'3 x 15'3 (4.65m x 4.65m)

Double glazed bay window, feature open fireplace.

### KITCHEN / DINER

23'7 x 20'7 (7.19m x 6.27m)

Open plan Kitchen Dining Room, comprising and extensive range of wall and base level units, work surfaces over, inset 4 ring hob with extractor over, eye level double oven, built in American style fridge freezer, wine fridge and beer fridge, further built in appliances, inset Butler sink, southerly aspect window with views over the rear gardens, patio doors leading out onto the Decking area. Large under stairs storage. Door to

### UTILITY ROOM

9'8 x 6'4 (2.95m x 1.93m)

Space and plumbing for appliances, fully height drying cupboard with heated towel rail. Door to

### BOOT ROOM

Steps down, door leading out on the side

access to the side garden with outside shower.

### STUDY

5'11 x 5'9 (1.80m x 1.75m)

Side aspect window.

### BEDROOM 4

10'11 x 8'5 (3.33m x 2.57m)

Front aspect window.

### GROUND FLOOR SHOWER ROOM

Modern suite, walk in shower cubicle, low level W.C, wash hand basin, side aspect obscure glass window.

### FIRST FLOOR LANDING

Half galleried landing, doors giving access to all rooms, loft access, side access window with views.

### BEDROOM 1

17'8 x 10' (5.38m x 3.05m)

Front access window, door to Dressing Room, further door to

### EN SUITE

Modern suite, walk in Shower cubicle, wash hand basin, low level W.C, side aspect obscure glass window.

### BEDROOM 2

10'5 x 9'1 (3.18m x 2.77m)

Rear aspect window with views, dressing area.

### BEDROOM 3

11'4 x 10'3 (3.45m x 3.12m)

Rear aspect window with views.

### FAMILY BATHROOM

Victorian style bathroom with a roll top claw foot bath, walk in shower cubicle, wash hand basin, low level W.C

### OUTSIDE

#### FRONT GARDEN

Raised flower and shrub borders, pathway leading to the front door, gated side access on both sides, off road parking for numerous cars. Side area with outside shower area and drainage.

#### GARAGE

Partially converted, used for storage.

#### REAR GARDEN

Raised flower and shrub borders, predominately laid to lawn, lean to storage.

#### DECKING AREA

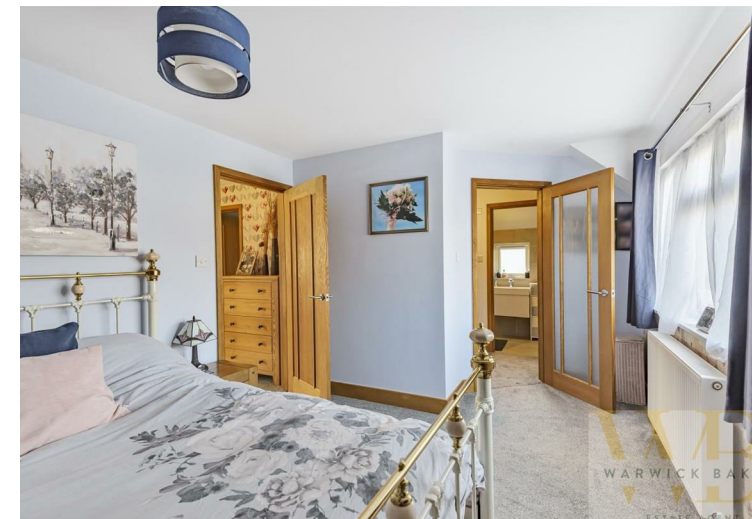
22'1 x 7' (6.73m x 2.13m)

An extension of the kitchen accessed via patio doors from the Kitchen/Diner, raised and covered decking area with stunning Southerly aspect views.

#### WORKSHOP / SUMMER HOUSE

17'3 x 11' (5.26m x 3.35m)

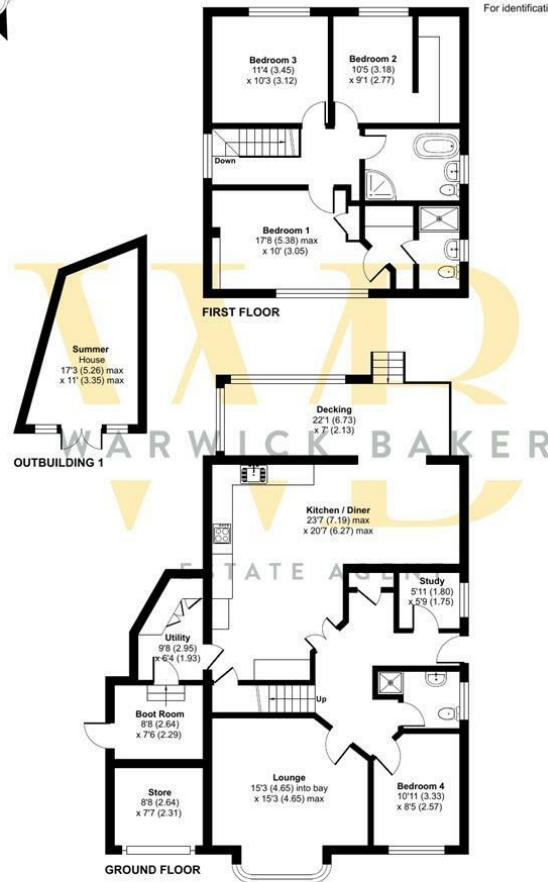
Double doors, power and light.



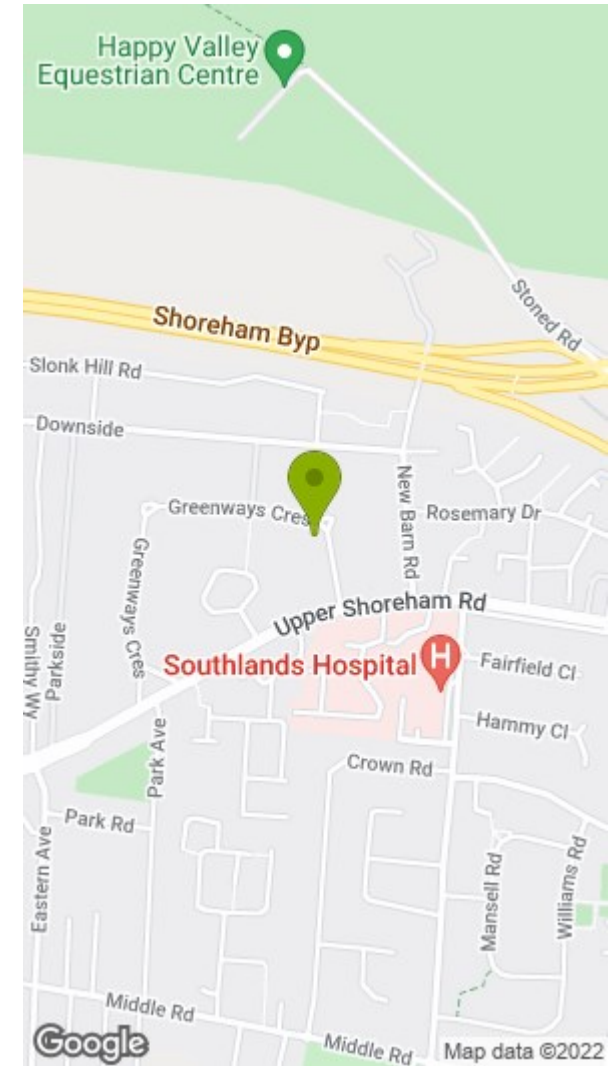
## Greenways Crescent, Shoreham-by-Sea, BN43

Approximate Area = 1697 sq ft / 158 sq m  
 Outbuildings = 206 sq ft / 19 sq m  
 Total = 1903 sq ft / 177 sq m

For identification only - Not to scale



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: 827996



### 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>	
(54-68) <b>D</b>		(54-68) <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>82</b>	<b>69</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC