10 Beach Road | | Shoreham-By-Sea | BN43 5LJ

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £1,000,000

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WARWICK BAKER ESTATE AGENTS ARE PROUD TO PRESENT THIS EXCEPTIONAL AND RARELY AVAILABLE DETACHED CHALET STYLE PROPERTY, PERFECTLY SITUATED DIRECTLY OPPOSITE SHOREHAM BEACH, OFFERING BREATHTAKING VIEWS OF THE ENGLISH CHANNEL. JUST 500 METRES AWAY, THE FOOTBRIDGE PROVIDES EASY ACCESS TO THE VIBRANT TOWN CENTRE AND MAINLINE RAILWAY STATION, WITH A QUICK 80-MINUTE COMMUTE TO LONDON VICTORIA.

THIS BEAUTIFULLY PRESENTED HOME FEATURES AN INVITING ENTRANCE VESTIBULE, FOUR GENEROUS DOUBLE BEDROOMS, AND A SPACIOUS 23' SOUTH-FACING LOUNGE, PERFECT FOR BOTH RELAXATION AND ENTERTAINING. THE FAMILY/DINING ROOM AND WELL-APPOINTED KITCHEN/BREAKFAST ROOM OFFER AMPLE SPACE FOR FAMILY GATHERINGS, COMPLEMENTED BY A CONVENIENT UTILITY ROOM.

- ENTRANCE VESTIBULE
- 14' KITCHEN/BREAKFAST ROOM + 17' UTILTY ROOM
- TWO REAR GARDEN AREAS
- FOUR DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- 18' GARAGE
- 23' SOUTH FACING LOUNGE
- FULLY TILED FAMILY BATHROOM + EN-SUITE SHOWER ROOM TO BEDROOM 3
- 18' FAMILY/DINING ROOM
- FRONT AND SIDE GARDENS

Part frosted double glazed front door leading to:

ENTRANCE VESTIBULE
7'2" x 6'3" (2.20 x 1.91)
Having a dual aspect, double glazed windows to the front having a favoured southerly aspect with direct views of Shoreham Beach and The English Channel, double glazed windows to the side having an easterly aspect, cloaks hanging area.

Door off entrance vestibule to:

LOUNGE
23'4" x 16'3" (7.12 x 4.96)
Double glazed windows and sliding patio door to the front having a favoured southerly aspect with direct views of Shoreham Beach and The English Channel, feature wood burner with wood mantle over, recessed shelving to the side with display shelf over, two double panelled radiators, part original parquet flooring.

Door off lounge to:

FAMILY ROOM/DINING ROOM
18'8" x 7'10" (5.69 x 2.40)
Two sets of double glazed windows to the side having an easterly aspect, double panelled radiator, part original parquet flooring.

Archway off family/dining room to:

KITCHEN/BREAKFAST ROOM
14'7" x 11'10" (4.45 x 3.63)
Comprising 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap inset into granite effect work top, storage cupboards under, space and plumbing for dishwasher to the side, tiled splash back, display shelving to the side, adjacent matching worktop with inset ' BOSCH ' electric hob, range of drawers and cupboards under, tiled splash back, complimented by matching wall units over with under counter lighting, stainless steel ' ELICA ' canopied extractor hood, further adjacent matching worktop with drawers and cupboards under, tiled splash back, complimented by matching wall unit over with under counter lighting, two glass display cabinets to the side, built in ' BOSCH ' double electric oven to the side, storage cupboards under and over, display shelving to the side, single panel radiator, vinyl tiled flooring, double glazed windows to the side having an easterly aspect, LED downlighting.

Part frosted glazed door off kitchen/breakfast room to:

UTILITY ROOM
17'2" x 8'5" (5.25 x 2.59)
Comprising stainless steel sink unit with contemporary style mixer tap inset into granite effect work top, drawers and storage cupboards under, space and plumbing for washing machine to the side, tiled splash back, complimented by matching wall units over, larder style storage cupboard to the side, space for tall fridge/freezer to the side, double panelled radiator, ' BAXI ' wall mounted gas fired combination boiler, laminate wood flooring.

Door off lounge to:

INNER HALL
9'1" x 6'4" (2.78 x 1.94)
Being ' L ' shaped.

Door off inner hall to:

BEDROOM 2
17'3" x 11'10" (5.27 x 3.62)
Having a dual aspect, double glazed windows to the front having a favoured southerly aspect with direct views of Shoreham Beach and The English Channel, double windows to the side having a westerly aspect with glimpses of Shoreham Beach and The English Channel, double panelled radiator.

Door off inner hall to:

BEDROOM 3
14'2" x 12'0" (4.34 x 3.67)
Having a dual aspect, double glazed windows to the rear, double glazed window to the side having a westerly aspect, double panelled radiator.

Sliding door off bedroom 3 to:

EN-SUITE SHOWER ROOM
Being part tiled, comprising low level wc pedestal wash hand basin with hot and cold taps, display shelving, heated hand towel rail, tiled flooring, extractor fan, step in fully tiled shower cubicle with wall mounted ' TRITON 180 ' independent shower unit with separate shower attachment, shower rail and curtain.

Door off inner hall to:

BEDROOM 4
14'9" x 10'1" (4.50 x 3.09)
Double glazed windows to the rear, double panelled radiator.

Door off inner hall to:

FAMILY BATHROOM
Being fully tiled, comprising bath with contemporary style mixer tap, twin handgrips, vanity unit with inset sink unit with hot and cold taps, double doored storage cupboard under, low level wc, display shelving over, double panelled radiator, built in double doored storage cupboard, display shelf over, frosted double glazed windows, vinyl flooring, extractor fan, LED downlighting, step in fully tiled shower cubicle with built in shower with separate shower attachment, glass shower screen.

Turning staircase with handrail up from inner hall to:

MINI LANDING
Part frosted glazed door off landing to:

BEDROOM 1
14'3" x 12'0" (4.35 x 3.66)
Double glazed windows to the front having a favoured southerly aspect with direct views of Shoreham Beach and The English Channel, single panel radiator, access to loft storage space.

Sliding double glazed patio door off bedroom 1 to:

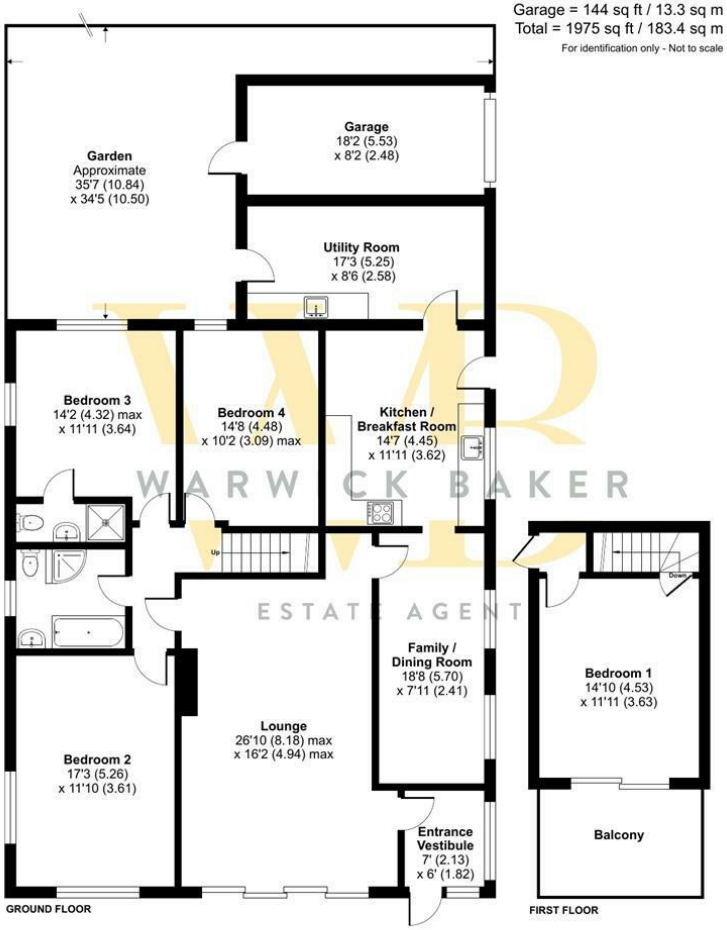
BALCONY
11'7" x 10'10" (3.54 x 3.32)
Having a favoured southerly aspect with direct views of Shoreham Beach and The English Channel and along the coast to Worthing, enclosed by steel and glass balustrade, laid to rubber roof tiles.

Archway off bedroom 1 to:

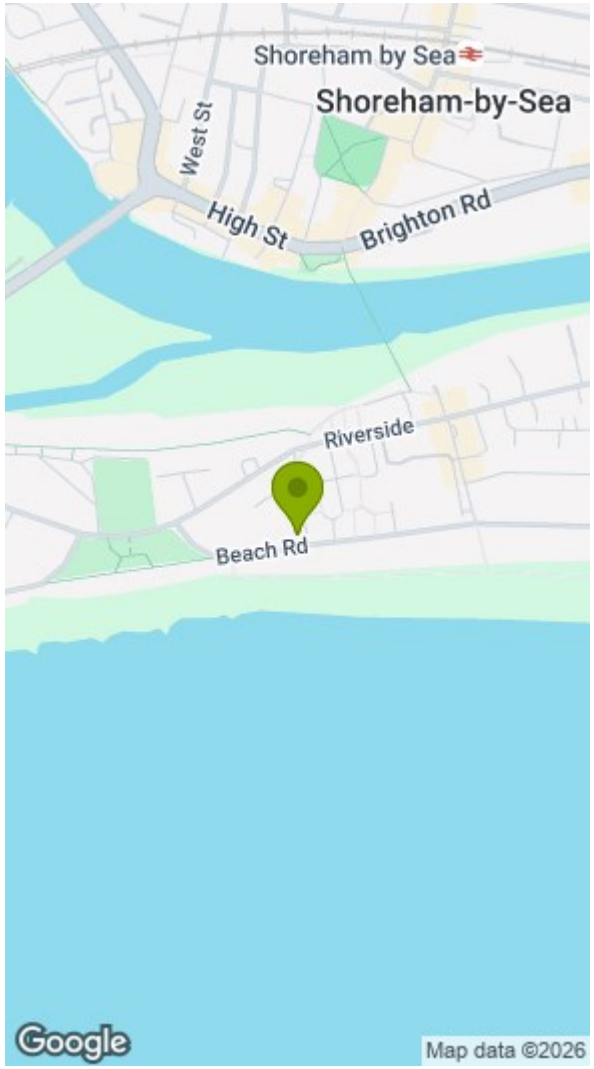
DRESSING AREA
Frosted glazed door off dressing area to eaves storage space.

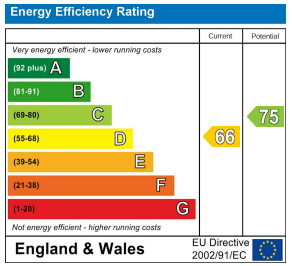
Beach Road, Shoreham-by-Sea, BN43

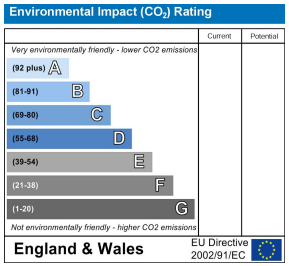
Approximate Area = 1831 sq ft / 170.1 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1975 sq ft / 183.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1333379







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