



11 Flag Square | | Shoreham-By-Sea | BN43 5RZ



ESTATE AGENT



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£725,000

\*\*\* £725,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS AMAZING END OF TERRACE TOWN HOUSE ON SHOREHAM BEACH.

LOCATED LITERALLY OPPOSITE THE FORESHORE THE PROPERTY HAS STUNNING VIEWS AND IS EXTREMELY WELL PRESENTED WITH 4 BEDROOMS ( POSSIBLE TO RE-INSTATE A FIFTH BEDROOM ), BATHROOM & SHOWER ROOM, OPEN PLAN LIVING DINING ROOM WITH KITCHEN AND BALCONY, GROUND FLOOR UTILITY AND PARKING.

- STUNNING VIEWS
- END OF TERRACE TOWN HOUSE
- 4 BEDROOMS
- BATHROOM + SHOWER ROOM + SEPARATE CLOAKROOM
- 72' REAR GARDEN
- WEST FACING BALCONY WITH VIEWS
- WALKING DISTANCE TO TOWN
- LIVING/DINING ROOM WITH BALCONY
- VENDOR SUITED
- CALL NOW 01273 461144

## ENTRANCE PORCH

Sliding patio doors, door to

## ENTRANCE HALL

Stairs rising to the First Floor, door to Bedroom 3, Bedroom 4, Shower Room, Utility, W.C and storage cupboard.

## BEDROOM 3

13'1 x 8'8 (3.99m x 2.64m)

Front aspect window, storage cupboard.

## BEDROOM 4

10'3 x 7'1 (3.12m x 2.16m)

Sliding patio doors leading out onto the rear gardens.

## UTILITY ROOM

6'5 x 5'6 (1.96m x 1.68m)

Base units with work surfaces, inset sink, space for appliances, door to rear gardens.

## FIRST FLOOR

### OPEN PLAN RECEPTION ROOM

19'5 x 15'6 (5.92m x 4.72m)

Triple aspect room with Easterly views towards Brighton, Westerly views towards Worthing and Southerly views of the beach, laminate wood flooring. Patio doors leading out onto a balcony, stairs to the Second Floor, opening to

## KITCHEN

15'6 x 8'1 (4.72m x 2.46m)

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into wood effect work top, slow closing cupboards under, space and plumbing for dishwasher to the side, tiled splash back, complimented by matching wall units over, two sets of double glazed windows to the rear having an easterly aspect, adjacent matching wood effect worktop with inset ' SMEG ' gas five ring hob, range of slow closing drawers and cupboards under, tiled splash back, canopied stainless steel extractor hood, further adjacent matching wood effect work top to the side, ' DIPLOMAT ' electric oven under, slow closing cupboards to either side, tiled splash back, complimented by matching wall units over with under counter lighting, space for tall fridge/freezer to the side, further matching wood effect work top with range of slow closing storage cupboards under with shelving, laminate wood flooring.

## SECOND FLOOR LANDING

Doors to all rooms, storage cupboard, Southerly aspect window.

## BEDROOM 1

15'6 x 13'10 (4.72m x 4.22m)

Double aspect room with Southerly views

of the beach and Westerly views towards Worthing. Storage cupboard and fitted wardrobe.

## BEDROOM 2

11'5 x 9'1 (3.48m x 2.77m)

Easterly aspect window with views towards Brighton, fitted wardrobe.

## BATHROOM

Matching white suite, panel enclosed bath with shower attachment, wash hand basin, W.C, rear aspect window.

## OUTSIDE

### FRONT GARDEN

Paved providing off road parking for at least two cars.

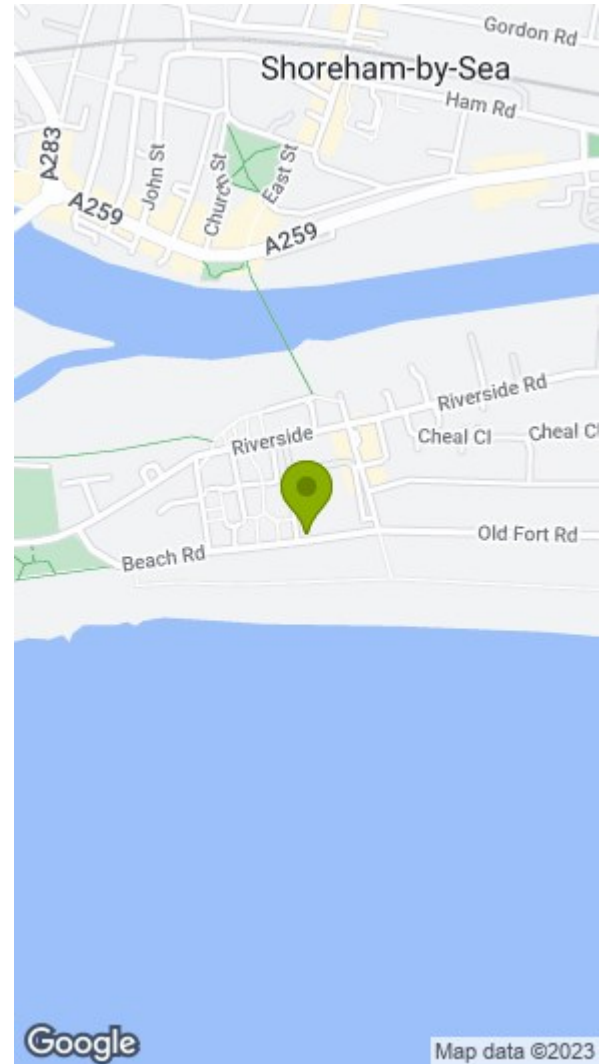
### REAR GARDEN

72'2" in length (22m in length)

Area of patio and areas of shingle with raised beds, front bin storage, access to lean to, gated rear access.



**Flag Square, BN43**  
 Approximate Gross Internal Area = 122 sq m / 1311 sq ft  
 (excludes lean to)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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- \* 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) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) 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	74