



35 Falcon Close | | Shoreham-By-Sea | BN43 5HN



ESTATE AGENT



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Offers In Excess Of £799,950

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Warwick Baker Estate Agents proudly presents this stunning detached chalet-style house, meticulously maintained and within an enviable 100 metres from the picturesque Shoreham Foreshore. This exceptional property offers unparalleled convenience, granting effortless access to the vibrant town centre and mainline railway station, with London-Victoria reachable in just 80 minutes via a nearby footbridge, only 1500 metres away.

Step inside to discover an inviting large entrance vestibule. The generous 19' dual aspect living room provides a warm and welcoming atmosphere, while the expansive 21' kitchen/dining room is an entertainer's dream, ideal for family gatherings and social occasions. This remarkable home features four well-appointed double bedrooms, including a luxurious main ground floor bathroom. A stylishly designed first floor shower room ensures ample facilities for everyone.

- ENTRANCE VESTIBULE
- GROUND FLOOR BATHROOM
- 35' SIDE DECKED GARDEN
- FOUR DOUBLE BEDROOMS
- FIRST FLOOR SHOWER ROOM
- 54' FRONT BRICK PATIO GARDEN
- 19' DUAL ASPECT LIVING ROOM
- 47' FRONT DRIVEWAY
- 21' MODERN KITCHEN/DINING ROOM
- INTEGRAL GARAGE

Part double glazed front door leading to:

### ENTRANCE VESTIBULE

Double panelled radiator with contemporary style cover, door giving access to storage cupboard with hanging and shelving space, under stairs storage cupboard, galleried landing with lofted ceiling with two 'VELUX' windows.

Contemporary style part glazed door off entrance vestibule to:

### RECEPTION ROOM

19'11" x 13'5" (6.08 x 4.09)

Having a dual aspect, double glazed bi-fold doors to the side having a favoured southerly aspect, double glazed windows to the front having an easterly aspect, double panelled radiator, feature open fireplace.

Contemporary style part glazed door off entrance vestibule to:

### KITCHEN/DINER

18'5" x (5.63 x )

Comprising 1 1/4 stainless steel sink unit with contemporary style mixer tap, inset into granite effect work top with slow closing cupboards under, integrated dishwasher to the side, tiled splash back, matching adjacent worktop with inset 'BEKO' five ring electric hob, range of drawers and cupboards under, tiled splash back, complemented by matching wall units over, contemporary style stainless steel extractor with downlighting, built in 'HISENSE' electric oven to the side, microwave oven over, storage cupboards under and over, 'KENWOOD' American style fridge/freezer to the side, storage cupboard over, storage cupboard with shelving to the side, further adjacent matching adjacent worktop with cupboard under, integrated wine cooler to the side, integrated washing machine to the side, double panelled, frosted double glazed windows with plantation style shuttering to the side and rear, hardwood flooring, LED downlighting.

Door off entrance vestibule to:

### BEDROOM 3

14'11" x 14'11" (4.55 x 4.55)

Double glazed windows to the front having an easterly aspect, single panel radiator.

Door off entrance vestibule to:

### BEDROOM 4

15'0" x 10'6" (4.58 x 3.21)

Double glazed windows to the side, single panel radiator.

Door off entrance vestibule to:

### GROUND FLOOR BATHROOM

Being part tiled comprising tiled bath with mixer tap with separate shower attachment, pedestal wash hand basin with contemporary style mixer tap, mirrored medicine cabinet over, low level wc, contemporary style radiator, heated hand towel rail, tiled flooring, two sets of frosted double glazed windows with plantation style shuttering, LED downlighting, step in fully tiled shower cubicle with built in shower with rainfall style shower head, separate shower attachment, sliding glass shower door.

Turning oak staircase with glass panels up from entrance vestibule to:

### LANDING

LED downlighting.

Door off landing to:

### BEDROOM 1

18'5" x 17'6" (5.62 x 5.34)

Having a triple aspect, double glazed windows to the side with views of The South Downs, two sloping ceilings with 'VELUX' windows to the front and rear, two double panelled radiators, twin folding double doored wardrobe with hanging and shelving spaces, two eaves storage cupboards.

Door off landing to:

### BEDROOM 2

18'5" x 14'11" (5.63 x 4.30)

Two sloping ceilings with 'VELUX' windows to the front and rear, double panelled radiators, twin folding double doored wardrobe with hanging and shelving spaces, two eaves storage cupboards.

Door off landing to:

### SHOWER ROOM

Being part tiled to dado height, comprising pedestal wash hand basin with contemporary style mixer tap, low level wc, door giving access to storage cupboard with shelving, heated hand towel rail, tiled flooring, sloping ceiling with 'VELUX' window, LED downlighting, step in fully tiled shower cubicle with built in shower with separate shower attachment, twin sliding shower doors.

Frosted double glazed French door off kitchen/dining room to:

### REAR PASSAGEWAY

Having a westerly aspect, cabling for electric gates for the driveway, gate giving access to the driveway.

Opening off passageway to:

### SIDE GARDEN

35' x 12' (10.67m x 3.66m)

Being 'L' shaped, laid to decking, having a favoured southerly aspect, enclosed by high walling and fencing.

Opening leading to:

### FRONT GARDEN

54' x 17'4" (16.46m x 5.28m)

Laid to brick patio having an easterly aspect, with high hedging, part brick walling with trellising, intruder lighting.

### FRONT DRIVEWAY

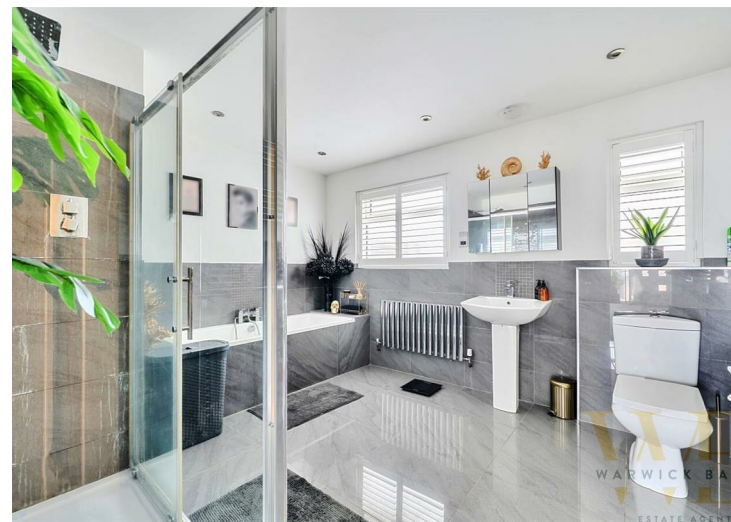
47' x 28' (14.33m x 8.53m)

Laid to brick hardstanding, off road parking for numerous vehicles, part brick walling with trellising.

Leading to:

### INTEGRAL GARAGE

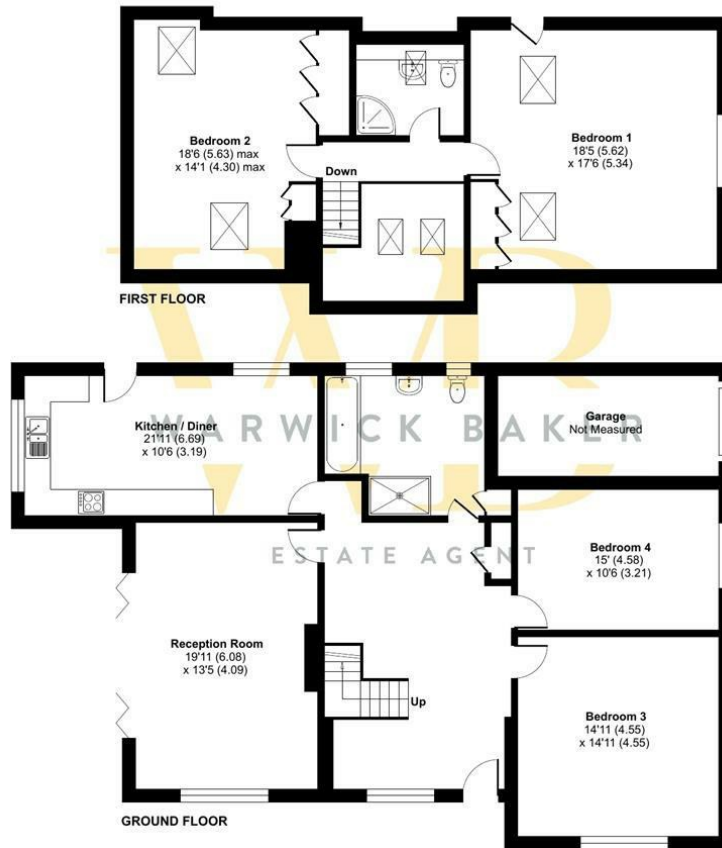
With electric roll up door, power and lighting, housing gas and electric meters, electric trip switches, wall mounted 'WORCESTER' gas fired combination boiler, part frosted double glazed door to the rear passageway.



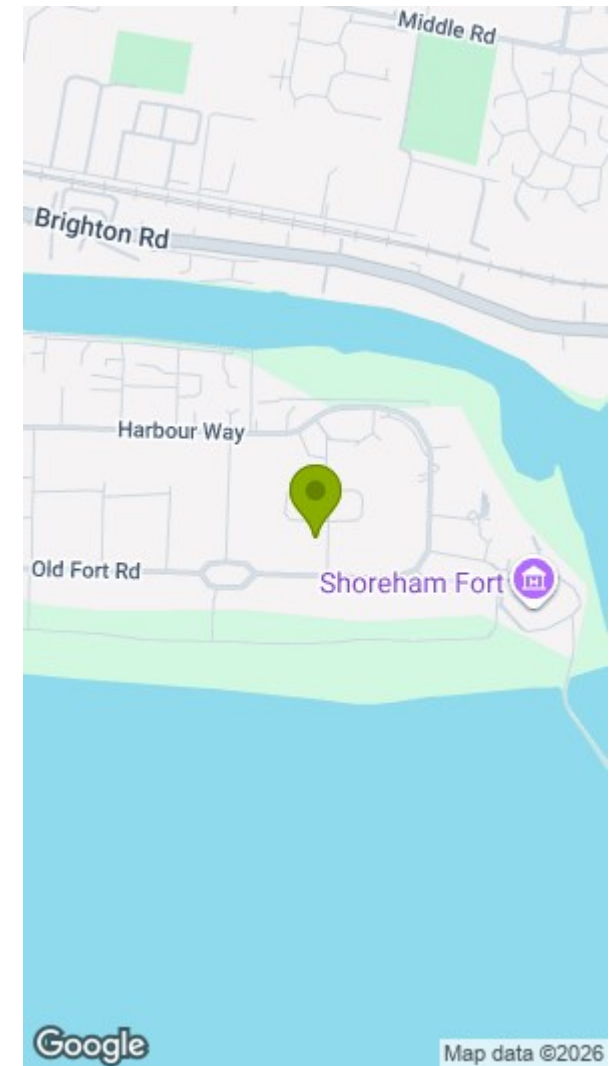
## Falcon Close, Shoreham-by-Sea, BN43

Approximate Area = 2038 sq ft / 189.3 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1483997.



### 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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		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		England & Wales		EU Directive 2002/91/EC	