90 Harbour Way | | Shoreham-By-Sea | BN43 5HH

WARWICK BAKER
ESTATE AGENT

90 Harbour Way | | Shoreham-By-Sea | BN43 5HH

£575,000

*** OFFERS IN EXCESS OF £575,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS EXTREMELY WELL PRESENTED EXTENDED SEMI-DETACHED FAMILY HOME.

LOCATED ON SHOREHAM BEACH, THIS PROPERTY HAS BEEN UPDATED BY THE CURRENT VENDORS AND BENIFITS FROM A MODERN REFITTED KITCHEN, UTILITY ROOM AND A 22'4 X 22'3 SOUTHERLY ASPECT OPEN PLAN LIVING / DINING ROOM OPENING OUT ONTO THE REAR GARDENS. UPSTAIRS THERE ARE THREE BEDROOMS AND A MODERN REFITTED BATHROOM. OUTSIDE THERE IS OFF ROAD PARKING AT THE FRONT WITH A GARAGE AND A SECLUDED SOUTH FACING GARDEN AT THE REAR.

THE PROPERTY MUST BE VIEWED TO BE APPRECIATED. 01273 461144

- SHOREHAM BEACH
- 22'4 X 22'3 EXTENDED LIVING / DINING ROOM
- PLEASE CALL TO VIEW
- SEMI-DETACHED HOUSE
- SOUTHERLY FACING REAR GARDENS
- 01273 461144
- IMMACULATELY PRESENTED
- THREE BEDROOMS
- MODERN REFITTED KITCHEN & UTILITY
- GARAGE & DRIVEWAY

ENTRANCE PORCH
Door to front, opening to

ENTRANCE HALL
Stairs turning and rising to the First Floor Landing, under stairs storage, door to

KITCHEN
9'11 x 8 (3.02m x 2.44m)
Refitted modern kitchen comprising, range of wall and base units, work surfaces including breakfast bar, inset sink unit, inset hob, double oven under, integrated appliances. Front aspect window, opening to

LIVING DINING ROOM
224'4 x 22'3 (68.38m x 6.78m)
Southerly aspect room, part vaulted ceiling with skylight, tri-folding doors leading out onto the rear gardens.

UTILITY ROOM
Base units with work surface, inset sink unit, space for appliances. W.C, skylight.

FIRST FLOOR LANDING
Doors giving access to all rooms and loft.

BEDROOM ONE
10'11 x 10'06 (3.33m x 3.20m)
Rear aspect window.

BEDROOM TWO
8'5 x 8'2 (2.57m x 2.49m)
Front aspect window.

BEDROOM THREE
10'6 x 6'5 (3.20m x 1.96m)
Rear aspect window.

BATHROOM
Modern suite, bath with shower over, wash hand basin, W.C, front aspect obscure glass window.

OUTSIDE

FRONT GARDENS
Area of lawn, driveway providing off road parking for two cars. Gated side access.

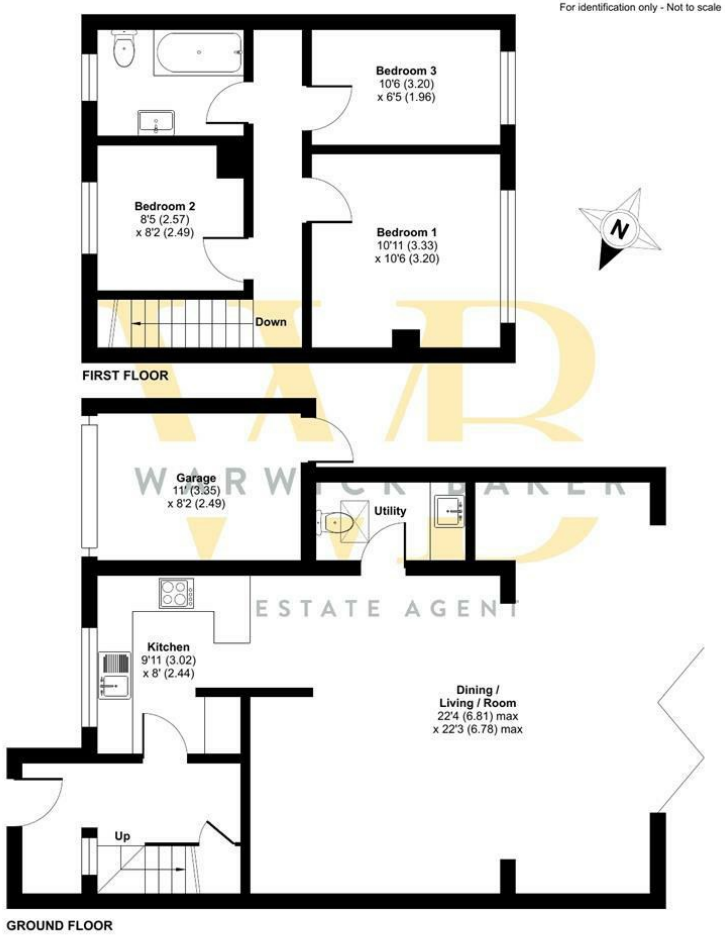
GARAGE
11' x 8'2 (3.35m x 2.49m)
Up and over door, rear access.

REAR GARDEN
Southerly aspect secluded being laid to lawn with area of patio, mature flower and shrub boarders.

Harbour Way, Shoreham-by-Sea, BN43

Approximate Area = 1157 sq ft / 107.4 sq m (includes garage)

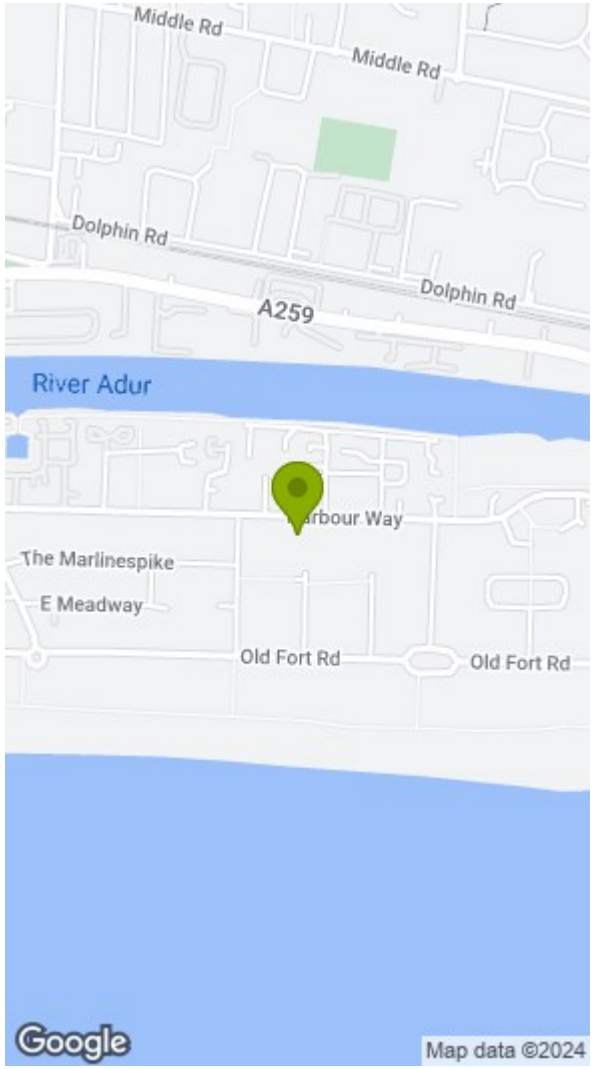
For identification only - Not to scale

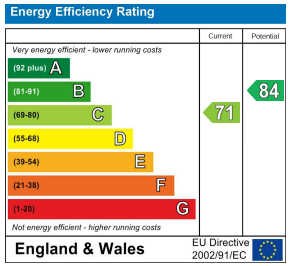


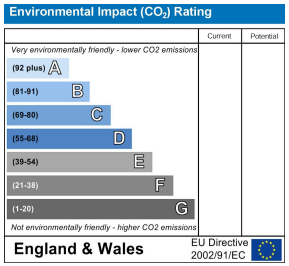
WARWICK BAKER ESTATE AGENT

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 1013688







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