



206 Harbour Way | | Shoreham-By-Sea | BN43 5HZ





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£499,950

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Warwick Baker Estate Agents is thrilled to present this beautifully appointed mid-terrace townhouse, thoughtfully constructed around 1970, offering an exceptional living experience.

Step inside this stunning home to discover an elegant entrance vestibule that welcomes you into the spacious layout. The property boasts three generously sized double bedrooms, each designed for comfort and tranquility. The modern kitchen/diner is a culinary enthusiast's dream, featuring sleek finishes and ample space, perfect for entertaining family and friends. The 16' lounge, bathed in natural light, boasts captivating river views that create a serene backdrop for relaxation and gatherings.

- ENTRANCE VESTIBULE
- GROUND FLOOR SHOWER ROOM
- IDEAL FOR FIRST TIME BUYERS
- THREE DOUBLE BEDROOMS
- FULLY TILED WET ROOM
- NO UPWARD CHAIN
- 16' LOUNGE WITH RIVER VIEWS
- 36' WEST FACING REAR GARDEN
- 12' MODERN KITCHEN/DINER
- OFF ROAD PARKING SPACE + INTEGRAL GARAGE

Front door leading to:

### **GARAGE**

11'11" x 11'5" (3.64 x 3.50)

Off road parking space to the front leading to: Electric roll up and over door, glass blocks to the side, LED downlighting, recessed storage area, door giving access to storage cupboard.

Part double glazed door giving access to:

### **LOUNGE OPEN PLAN KITCHEN/DINER**

#### **ENTRANCE VESTIBULE**

14'2" x 6'9" (4.32 x 2.08)

Being 'L' shaped, double glazed window, wood work top, space and plumbing for washing machine under, space for freezer to the side, engineered oak flooring, contemporary style double panelled radiator, LED downlighting, door giving access to under stairs storage cupboard housing electric meter and trip switches.

Twin doors off entrance vestibule to:

#### **BEDROOM 3**

11'10" x 8'11" (3.62 x 2.72)

Double glazed windows to the rear having a westerly aspect, frosted double glazed windows under, single panelled radiator, engineered oak flooring.

Door off entrance vestibule to:

#### **SHOWER ROOM**

Being part Italian tiled, comprising low level wc, granite work top, wash hand basin with contemporary style mixer tap, tiled splash back, Italian tiled flooring, LED downlighting, extractor fan, fully tiled shower area with built in shower with separate shower attachment, shower rail and curtain.

Turning staircase up from entrance hall to:

#### **FIRST FLOOR LANDING**

LED downlighting.

Twin doors off first floor landing to:

### **LOUNGE**

16'3" x 12'0" (4.96 x 3.68)

Double glazed windows to the front with direct views of The River Adur, glimpses of The South Downs, glimpses of The English Channel, single panel radiator, engineered oak flooring.

Opening off lounge to:

#### **KITCHEN/DINER**

12'5" x 11'11" (3.81 x 3.65)

Being 'L' shaped, comprising composite work top with inset sink unit with contemporary style mixer tap, inset 'MIELE' stainless steel gas five ring hob to the side, 'ZANUSSI' electric oven under, range of slow closing drawers and cupboards to the side, built in integrated fridge to the side, built in slimline 'MATRIX' dishwasher to the side, tiled splash back, complimented by matching wall units over, contemporary style extractor hood to the side, matching larder style storage cupboard to the side with shelving and housing wall mounted gas fired combination boiler, contemporary style radiator, double glazed windows to the rear having a westerly aspect, engineered oak flooring, LED downlighting.

Turning staircase up from first floor landing to:

### **SECOND FLOOR LANDING**

Engineered oak flooring skylight.

Door off second floor landing to:

#### **BEDROOM 1**

15'11" x 11'11" (4.87 x 3.65)

Double glazed windows to the front with direct views of The River Adur, views of Shoreham Harbour, glimpses of The South Downs, views of The English Channel, double panelled radiator, engineered oak flooring, double doors giving access to built in wardrobe with hanging and shelving space.

Door off second floor landing to:

#### **BEDROOM 2**

12'0" x 8'8" (3.67 x 2.65)

Double glazed windows to the rear having a westerly aspect, double panelled radiator, engineered oak flooring.

Door off second floor landing to:

### **WET ROOM**

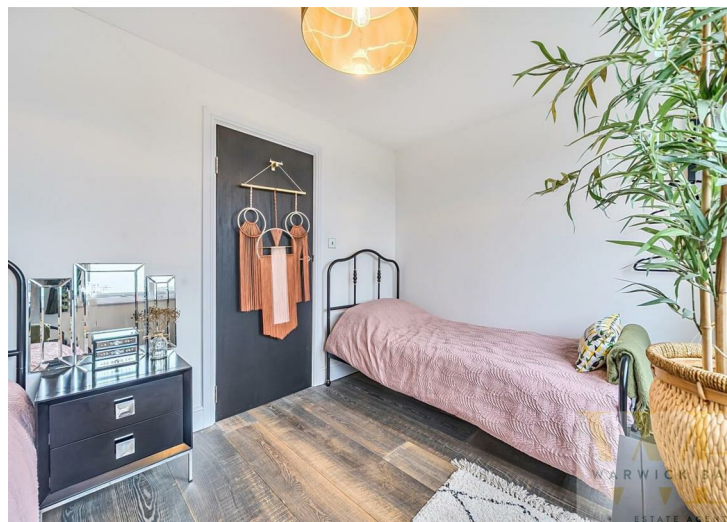
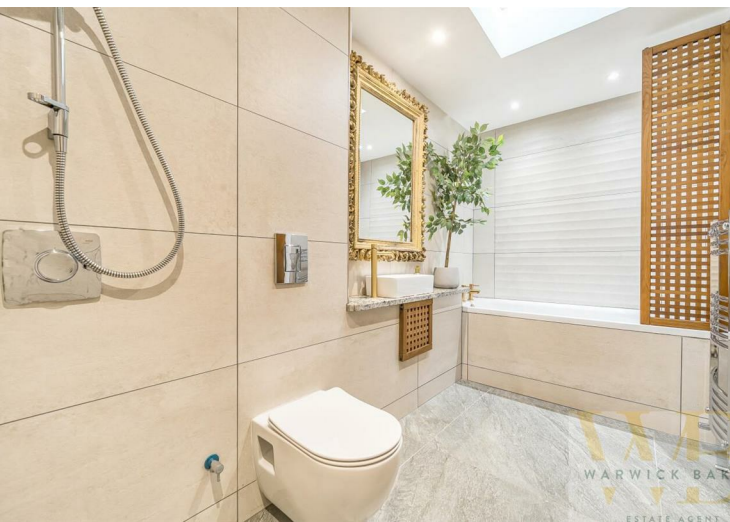
Being fully Italian tiled, comprising shower area with built in shower with rainfall style shower head with separate shower attachment, low level wc, granite work top, wash hand basin with gold coloured mixer tap, heated hand towel rail, Italian tiled flooring with under floor heating, LED downlighting, extractor fan, skylight, bath with brass coloured mixer tap.

Part double glazed door off bedroom 3 to:

#### **REAR GARDEN**

36'1" x 12'5" (11.00 x 3.81)

Having a westerly aspect, astro-turf area, patio slab area, step up to shaded area with Pergola, storage shed, water butt, all enclosed by high walling and fencing, rear gate to passageway.

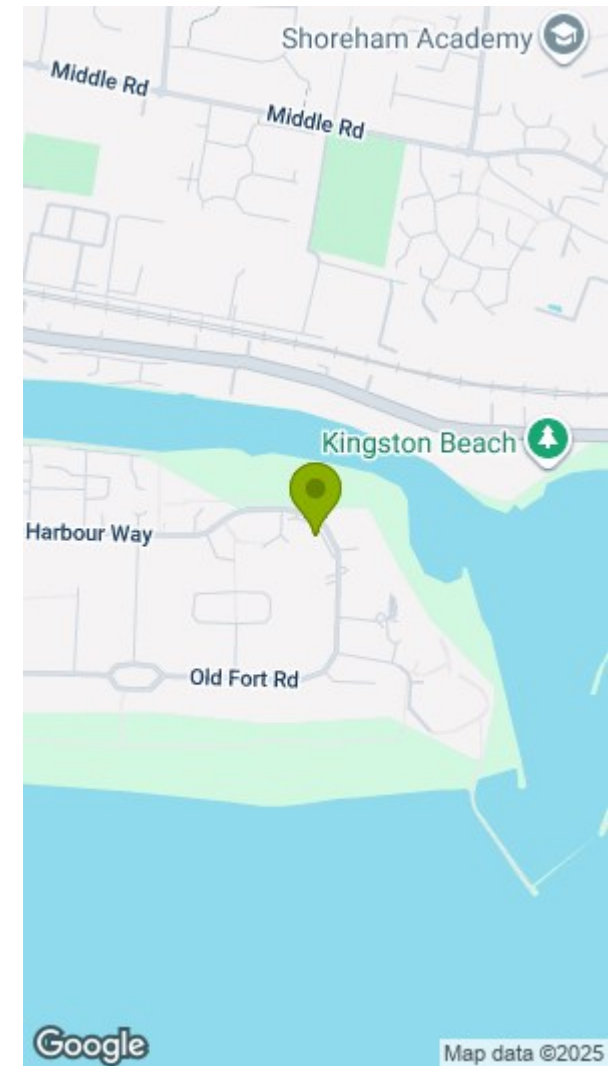


# Harbour Way, Shoreham-by-Sea, BN43

Approximate Area = 1296 sq ft / 120.4 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). Produced for Warwick Baker Estate Agent Ltd. REF: 1350658



## 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
70	81		