



4



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3



D



Description

Robert Luff & Co are excited to present this spacious and very well presented townhouse, enviably located opposite Shoreham Sailing Club with it's "secret beach" behind on ever popular Shoreham Beach. The coastal path passes the front of the property offering picturesque walks with stunning views. The impressive accommodation comprises: Entrance hall, open plan kitchen/diner, provision for ground floor WC, Southerly aspect living room, first floor landing, two generous double bedrooms and family bathroom, second floor landing with lantern window, primary bedroom with full en-suite bathroom and further double bedroom with en-suite shower room. Outside, there is a South facing rear garden with storage shed and ample off street parking to the front. VIEWING ESSENTIAL!!



Key Features

- Stunning Views
- Three Storey Townhouse
- Three Bathrooms
- Fitted Kitchen/Dining Room
- EPC: D
- Opposite Beach & Sailing Club
- Four Generous Bedrooms
- South Facing Living Room & Garden
- Ample Parking
- Council Tax Band: D



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Entrance Hall

Glazed front door, tiled floor, inner door to:

Kitchen/Diner

4.80m x 3.66m (15'9" x 12')

Double glazed window to front, downlighters. Fitted kitchen comprising: Range of fitted wall & base level units, fitted wood block worksurfaces incorporating 2 bowl sink unit with mixer tap, gas hob with extractor fan over, double electric oven, space and plumbing for washing machine and dishwasher, space for fridge/freezer, radiator, space for dining table.

Cloakroom

Wall mounted wash hand basin, plumbing for WC, extractor fan.

Living Room

5.69m x 3.66m (18'8" x 12')

Downlighters, double glazed patio door, understairs cupboard, wood effect flooring, radiator.

First Floor Landing

Radiator

Bedroom

4.75m x 3.66m (15'7" x 12')

Double glazed windows to front with views over the River Adur, coving, stripped wooden flooring, radiator.

Bedroom

3.66m max narrowing to

2.84m x 3.53m max

narrowing (12' max

narrowing to 9'4" x 11'7" max

narrowing to)

L Shaped Room. Coving, double glazed window to rear, stripped wooden flooring, wardrobe, radiator.

Family Bathroom

Fitted suite comprising: Tile enclosed bath, close coupled WC, wash hand basin with mixer tap, downlighters, part tiled walls, tiled floor, heated towel rail.

Second Floor Landing

Skylight window.

Bedroom

4.88m x 3.66m (16' x 12')

Double glazed window to front with stunning views over the River Adur, stripped wooden flooring, wardrobe, radiator.

En-Suite Bathroom

Skylight window, downlighters. Fitted suite comprising: Panel enclosed bath with mixer tap & shower attachment, close coupled WC, wash hand basin with mixer tap, part tiled walls, heated towel rail.

Bedroom

3.66m x 2.59m (12' x 8'6")

Double glazed window to rear,
stripped wooden flooring,
airing cupboard, radiator.

En-Suite Shower Room

Downlighters, part tiled walls,
shower enclosure with wall
mounted shower, close
coupled WC, wash hand basin,
heated towel rail, tiled floor.

Outside**South Facing Rear Garden**

Patio, lawn, flowerbeds, trees,
wall & fence enclosed. Shed
with rear access.

Parking

To the front of the property.



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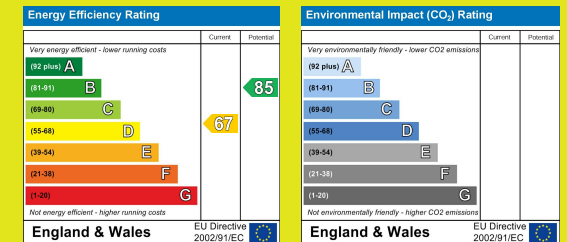
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Floor Plan Harbour Way

Harbour Way



Approximate Gross Internal Area (Excluding Outbuilding) = 116.51 sq m / 1254.08 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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