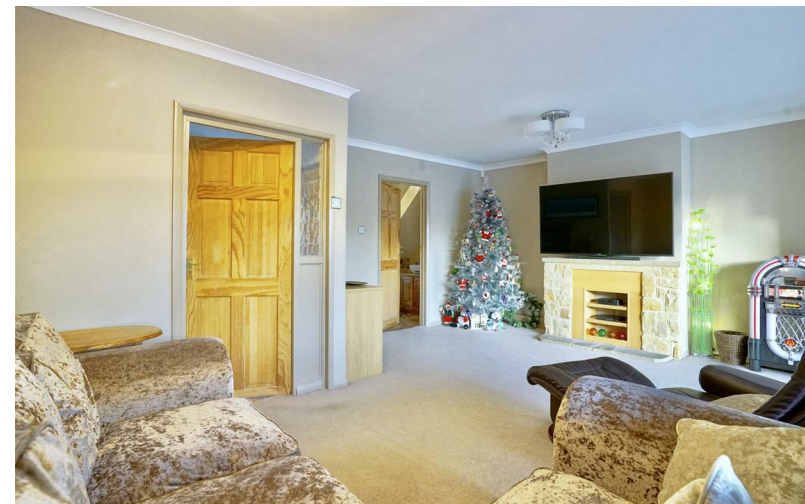




104 Harbour Way | | Shoreham-By-Sea | BN43 5HH

Warwick **BAKER**

Valuers, Estate Agents & Chartered Surveyors



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

£450,000

SALE AGREED BY WARWICK BAKER ESTATE AGENTS
SIMILAR PROPERTIES REQUIRED, BUYERS WAITING !!
01273 461144 - george@warwickbaker.co.uk

An extremely well presented Semi Detached house, situated in Harbour Way on Shoreham Beach. The property boasts large living accommodation on the ground floor, with open plan 21ft Living / Dining Room, modern Kitchen, downstairs Shower room and large entrance hall / office area. Upstairs there are 3 spacious Bedrooms and a family Bathroom. Outside at the front there is off road parking for several cars and a Garage. The rear aspect is South facing and secluded with swimming pool.

- SEMI-DETACHED FAMILY HOME
- DOWNSTAIRS SHOWER ROOM
- GARAGE & OFF ROAD PARKING
- 3 BEDROOMS
- FAMILY BATHROOM
- SHOREHAM BEACH
- 21'6 x 19' OPEN PLAN RECEPTION ROOM
- SOUTH FACING GARDEN
- MODERN KITCHEN
- SWIMMING POOL

ENTRANCE PORCH

Double glazed UPVC door to front, front aspect window, door to

ENTRANCE HALL

Stairs turning and rising to the first floor landing, office area, double door understairs storage cupboard, double panel radiator, door to:

OPEN PLAN LIVING / DINING ROOM

21'6" x 19' (6.55m x 5.79m)

stone hearth, single panel radiator, Southerly aspect sliding double glazed patio doors, square opening off to:

KITCHEN/BREAKFAST ROOM

12'3" x 10'0" (3.73m x 3.05m)

L shaped, comprising stainless steel sink unit with mixer tap inset into roll edge worktop with cupboards under, space and plumbing for washing machine to the side, tiled splashback complimented by matching wall units over with corner end display shelving, adjacent worktop with space for cooker, drawers and cupboards to the side, tiled splashback complimented by matching wall units over, glass display wall unit to the side, extractor hood to the side with storage cupboard over, built in larder style storage cupboard to the side, further adjacent roll edge worktop with cupboard

under, space and plumbing for dishwasher to the side, tiled splashback complimented by matching wall units over, space for tall fridge/freezer to the side, double glazed windows to the front, double glazed windows to the side, tiled flooring.

GROUND FLOOR SHOWER ROOM

fully tiled comprising fully tiled shower cubicle, built in shower and separate shower attachment, folding shower door, wall mounted wash hand basin with contemporary style taps, low level wc, single panel radiator, leaded stained glass double glazed window to the rear, tiled flooring.

STAIRCASE TO LANDING

Front aspect double glazed window, access to loft storage space via loft ladder, power and lighting, doors giving access to all rooms:

BEDROOM 1

17'9" x 9'9" (5.41m x 2.97m)

Southerly aspect double glazed windows with views over the rear garden, single panel radiator, built in double door wardrobe with hanging and shelving space.

BEDROOM 2

15'0" x 7'9" (4.57m x 2.36m)

Front and rear aspect, double glazed windows,, single panel radiator.

BEDROOM 3

8'3" x 8'0" (2.51 x 2.44)

Front aspect double glazed window, single panel radiator.

BATHROOM

fully tiled comprising wood panelled bath with mixer tap and separate shower attachment, pedestal wash hand basin with contemporary style taps, low level wc, tiled flooring, frosted double glazed window, single panel radiator.

FRONT GARDEN

29'0" x 56'0" (8.84 x 17.07)

laid to hard standing with ample off road parking leading to garage, Double outside electric socket

GARAGE

with power and lighting, water tap, vertical opening door.

REAR GARDEN

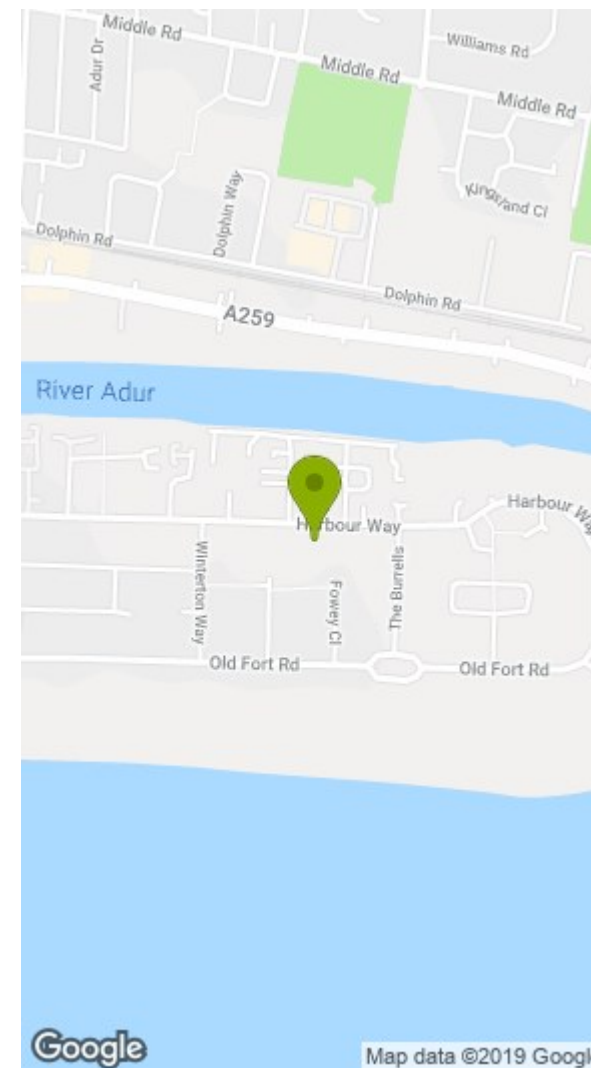
29'0" x 47'0" (8.84 x 14.33)

Secluded Southerly aspect being tiered with decking, sunken swimming pool, garden shed, palm tree, outside water tap, power supply with side gate giving access to the front of the property





For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	