

11 Harbour Way | | Shoreham-By-Sea | BN43 5BX

WARWICK BAKER
ESTATE AGENT







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£409,950

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WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS EXCEPTIONAL THREE-BEDROOM END OF TERRACE HOME, IDEALLY SITUATED ON SHOREHAM BEACH, JUST 200 METRES FROM THE FORESHORE. ENJOY EASY ACCESS TO THE MAINLINE RAILWAY STATION, CONNECTING YOU TO LONDON VICTORIA IN ONLY 80 MINUTES VIA THE CONVENIENT FOOTBRIDGE, ALL WITHIN A MILE.

THIS WELL-APPOINTED HOUSE FEATURES AN INVITING ENTRANCE HALL, A BRIGHT SOUTH-FACING LOUNGE, A FUNCTIONAL KITCHEN, A GROUND FLOOR CLOAKROOM, THREE SPACIOUS BEDROOMS, AND A BATHROOM. ADDITIONALLY, YOU'LL LOVE THE FORMAL FRONT AND SIDE GARDENS, A CHARMING REAR GARDEN, AND TWO OFF-ROAD PARKING SPACES. WE ENCOURAGE INTERNAL VIEWINGS, AS RECOMMENDED BY THE VENDORS' SOLE AGENT. PLUS, THERE'S NO UPWARD CHAIN TO CONSIDER!

- VACANT - NO CHAIN
- GROUND FLOOR W.C
- CALL NOW TO VIEW
- 3 BEDROOMS + EN-SUITE
- PARKING FOR 2 CARS
- 01273 461144
- 18'5 SOUTHERLY ASPECT LIVING ROOM
- WALKING DISTANCE TO THE BEACH
- 13'10 KITCHEN / DINER
- CLOSE TO THE FOOTBRIDGE

ENTRANCE HALL
Door to front, doors giving access to Living Room, W.C.

LIVING ROOM
18' x 13'10 (5.49m x 4.22m)
Southerly aspect window to front, stairs turning and rising to the First Floor Landing, under stairs cupboard, door to

KITCHEN / DINING ROOM
13'10 x 9'6 (4.22m x 2.90m)
Modern range of wall and base units, work surfaces over, inset sink unit, inset hob, oven under, space for appliances, rear aspect window, sliding patio doors leading out onto the Rear Gardens.

W.C
Low level W.C, wash hand basin

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

BEDROOM 1
13'10 x 10'4 (4.22m x 3.15m)
Southerly aspect windows to front, built in wardrobes, door to

EN-SUITE SHOWER
Matching suite, step in shower cubicle, wash hand basin, low level W.C.

BEDROOM 2
11'9 x 7'8 (3.58m x 2.34m)
Rear aspect window, built in wardrobes.

BEDROOM 3
10'11 x 5'11 (3.33m x 1.80m)
Rear aspect window, built in wardrobes.

BATHROOM
Matching suite, panel enclosed bath, wash hand basin, low level W.C, obscure glass side aspect window.

OUTSIDE

FRONT GARDEN

REAR GARDEN







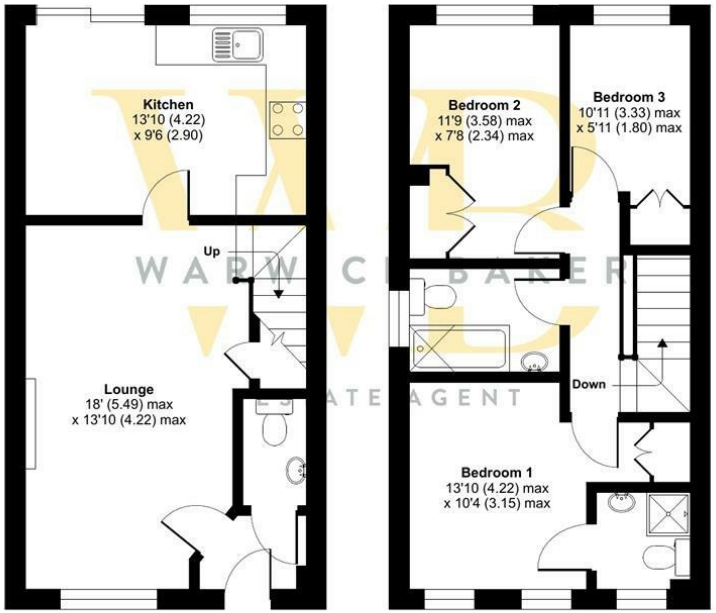




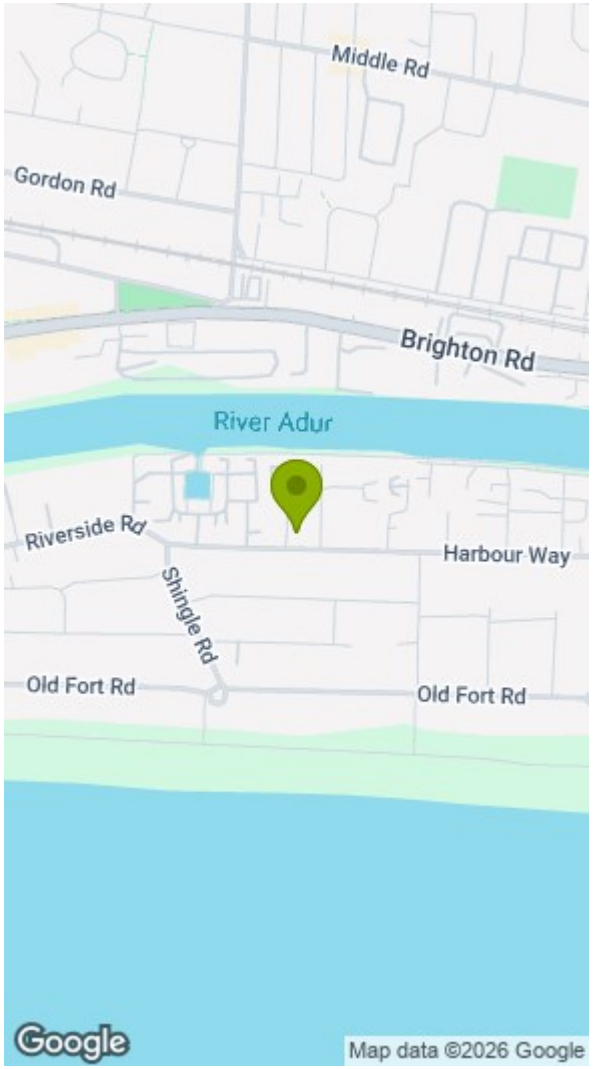
Harbour Way, Shoreham-by-Sea, BN43

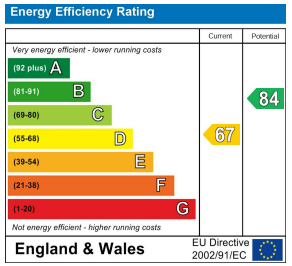
Approximate Area = 788 sq ft / 73.2 sq m

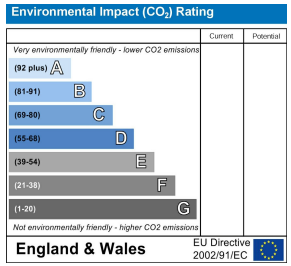
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Warwick Baker Estate Agent Ltd. REF: 837959







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