

Winter View 35c, High Street | | Shoreham-By-Sea | BN43 5DD

WARWICK BAKER
ESTATE AGENT







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£899,950

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WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS EXCEPTIONALLY RARE DETACHED HOUSE BUILT CIRCA. 2023, IDEALLY SITUATED IN THE HEART OF THE TOWN CENTRE. THE PROPERTY OFFERS BREATHTAKING DIRECT RIVER VIEWS FROM MOST ROOMS. AMONG ITS MANY ADVANTAGES ARE FIVE DOUBLE BEDROOMS, 33' LIVING ROOM, MODERN KITCHEN, FULLY TILED BATHROOM, TWO EN-SUITE SHOWER ROOMS, THREE SOUTH FACING BALCONIES, SOUTH FACING PATIO/GARDEN AND OFF ROAD PARKING SPACE. A VIEWING IS ESSENTIAL AND HIGHLY RECOMMENDED.

- DIRECT RIVER VIEWS THROUGHOUT
- FIVE DOUBLE BEDROOMS
- 33' LIVING ROOM
- MODERN KITCHEN
- FULLY TILED BATHROOM
- TWO EN-SUITES
- THREE SOUTH FACING BALCONIES
- HEART OF THE TOWN CENTRE
- OFF ROAD PARKING SPACE
- SOUTH FACING REAR PATIO GARDEN

Part frosted double glazed front door leading to:

ENTRANCE HALL
21'1" in length (6.43 in length)
Hard wood flooring, floor to ceiling contemporary style radiator, LED downlighting.

Door off entrance hall to:

BEDROOM 3
14'1" x 13'1" (4.30 x 3.99)
Double glazed windows to the side having an easterly aspect with direct views of The River Adur, LED downlighting, door giving access to storage cupboard.

Door off entrance hall to:

BEDROOM 4
12'5" x 12'1" (3.80 x 3.69)
Double glazed bi fold doors to the front having a favoured southerly aspect with direct views of The River Adur, floor to ceiling contemporary style radiator, LED downlighting.

Access to:

FRONT BALCONY 1
10'0" x 4'5" (3.05 x 1.36)
Having a favoured southerly aspect with direct views of The River Adur, laid to decking enclosed by balustrade.

Door off entrance hall to:

BEDROOM 5
12'5" x 9'4" (3.80 x 2.85)
Double glazed windows to the front having a favoured southerly aspect with direct views of The River Adur, floor to ceiling contemporary style radiator, LED downlighting.

Opening off entrance hall to:

INNER HALL
7'1" in length (2.16 in length)
Laid to hard wood flooring, LED downlighting.

Door off inner hall to:

FAMILY BATHROOM
9'8" x 6'6" (2.96 x 2.00)
Being fully tiled, comprising bath with contemporary style mixer tap, low level wc, contemporary style vanity unit with inset wash hand basin with mixer tap, drawers and cupboards under, tiled flooring, heated hand towel rail, LED downlighting, extractor fan, step in fully tiled shower area with built in shower with rainfall style shower head with separate shower attachment, glass shower screen.

Door off inner hall to:

STORAGE CUPBOARD
Housing pressurised hot water cylinder, ' COMT PV ' central heating unit.

Turning staircase with glass balustrade and steel handrail up from entrance hall to:

FIRST FLOOR LANDING
Hard wood flooring.

Door off first floor landing to:

BEDROOM 1
21'10" x 12'2" (6.68 x 3.71)
Being of irregular shape, double glazed bi fold doors to the front having a favoured southerly aspect with direct views of The River Adur, corner free standing antique style bath with mixer tap with separate shower attachment, floor to ceiling contemporary style radiator, LED downlighting.

Access to:

FRONT BALCONY 2
10'0" x 4'5" (3.05 x 1.36)
Having a favoured southerly aspect with direct views of The River Adur, laid to decking enclosed by balustrade.

Door off bedroom 1 to:

EN SUITE SHOWER ROOM 1
Being fully tiled, comprising low level wc, floating vanity unit with inset sink, brass coloured mixer tap, drawer under, illuminated mirror over, brass coloured heated hand towel rail, double glazed windows to the side having an easterly aspect with direct views of The River Adur, LED downlighting, step in fully tiled shower area with built in shower with brass coloured rainfall style shower head with separate shower attachment, glass shower screen.

Door off first floor landing to:

BEDROOM 2
15'1" x 13'8" (4.60 x 4.18)
Double glazed windows to the side having an easterly aspect with direct views of The River Adur, floor to ceiling contemporary style radiator, LED downlighting.

Door off bedroom 2 to:

EN SUITE SHOWER ROOM 2
Being fully tiled, comprising floating sink unit with mixer tap, drawer under, low level wc, heated hand towel rail, double glazed window to the rear, tiled flooring, LED downlighting, step in fully tiled shower area with built in shower with rainfall style shower head with separate shower attachment, glass shower screen.

Door off first floor landing to:

SEPARATE CLOAKROOM
Comprising low level wc, pedestal wash hand basin with hot and cold taps, double glazed windows to the side having an easterly aspect with direct views of The River Adur, hard wood flooring, LED downlighting.

Turning staircase with glass balustrade and steel handrail up from entrance hall to:

OPEN PLAN LOUNGE/DINER/KITCHEN
33'7" x 21'10" (10.25 x 6.66)

LOUNGE
Having a dual aspect, double glazed window to the side having an easterly aspect with direct views of The River Adur, hard wood flooring, contemporary style double panelled radiator, lofted ceiling with LED downlighting.

Double glazed bi fold doors off lounge to:





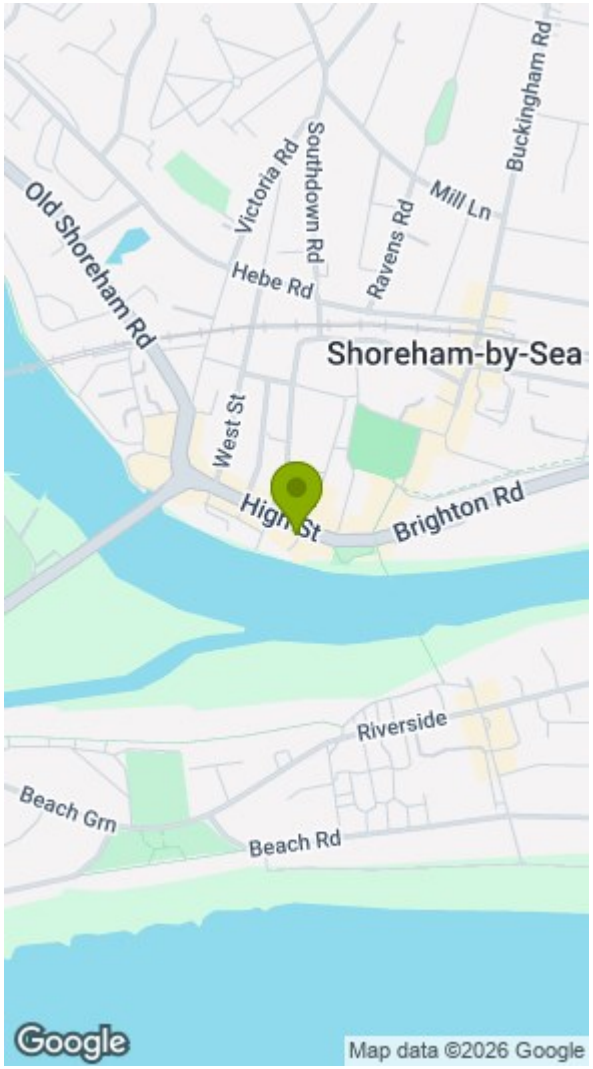


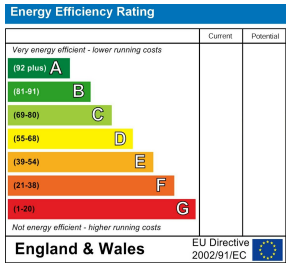


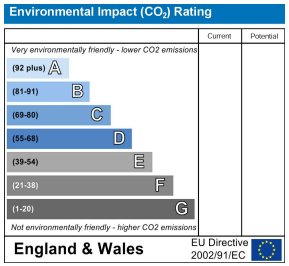




Approximate Gross Internal Area = 173.63 sq m / 1868.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.







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

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