



West Beach, Shoreham-By-Sea, BN43 5LF


fox & sons

welcome to

West Beach

Fox and Sons are pleased to present this fantastic opportunity to acquire an impressive and substantial four bedroom detached house on the popular West Beach with a double garage.

Situated near Widewater lagoon where there are lovely walks, recreational grounds and cafes. The property is also a short distance to Shoreham Town Centre where there is a variety of cafes, restaurants, shops, amenities and public transport links as well as an award winning farmers market and community arts venue.

This impressive south facing four bedroom detached house is uniquely laid out to take advantage of the unobstructed sea views.

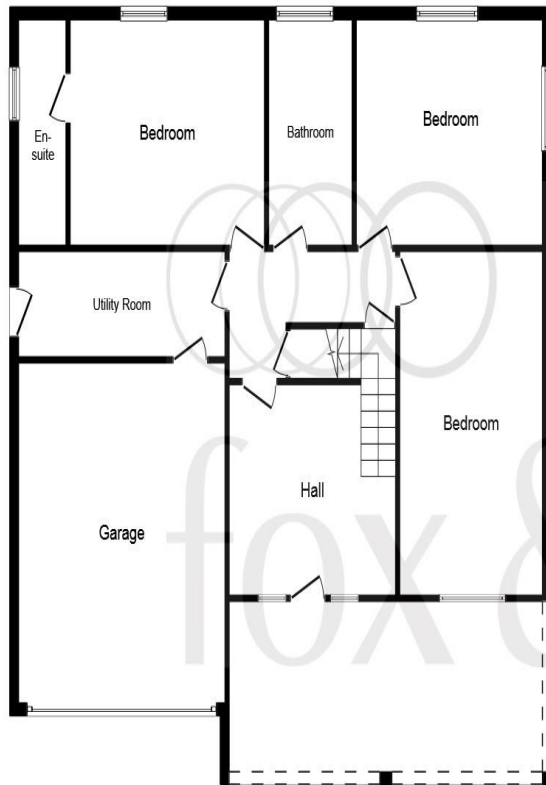
The ground floor comprises of spacious entrance hall, family bathroom, three bedrooms including the second bedroom with en-suite, family bathroom and utility room with access to the double garage.

The first floor comprises of the reception room with gas fireplace, triple aspect windows and sea views, fitted kitchen, dining room with patio doors leading to the south facing balcony with stunning sea views, master bedroom with built in wardrobes and en-suite and W.C

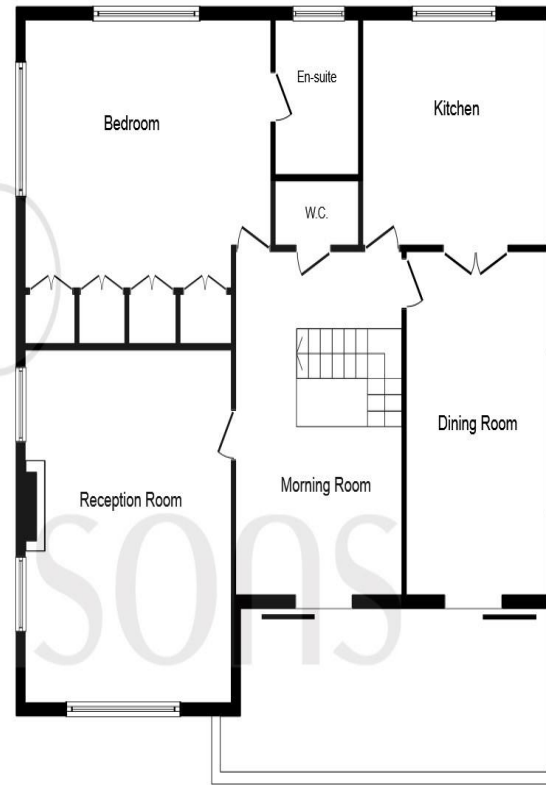
Externally the private and enclosed rear garden has been recently renovated to a high standard with a lower garden area lay to lawn.

Viewing is highly recommended to fully appreciate this impressive south facing house with sea views, double garage and private and enclosed rear garden.





Ground Floor



First Floor

Front Garden

Driveway with parking for a number of vehicles and artificial grass area.

Entrance Hall

Double glazed front door, under stairs cupboard, double glazed front window and radiator.

Utility Room

16' 8" max x 5' 6" max (5.08m max x 1.68m max)
Wall and base units, cupboards, sink / drainer, plumbing / points for washing machine, tumble drier, fridge and freezer.

Bedroom Two

14' 1" max x 11' 11" max (4.29m max x 3.63m max)
Located on ground floor, single glazed rear window and patio doors to the garden.

En-Suite

Toilet, double glazed window, shaver point, shower cubicle, radiator, wash hand basin and extractor fan.

Family Bathroom

Located on the ground floor, double glazed rear window, radiator, jacuzzi bath with mixer taps, shower cubicle, wash hand basin, extractor fan, shaver point, toilet and part tiled.

Bedroom Three

18' 9" max x 10' 11" max (5.71m max x 3.33m max)
Double glazed front window, radiator, telephone point and TV point.

Bedroom Four

14' 2" max x 11' 11" max (4.32m max x 3.63m max)
Radiator, telephone point, TV point and patio doors to rear garden.

Landing

Stairs from hallway, patio doors to balcony and double glazed front window.

Kitchen

12' 6" max x 14' 2" max (3.81m max x 4.32m max)
Fitted kitchen, wall and base units, double glazed rear window, sink / drainer, work surfaces, gas oven, gas hob, cooker-hood, dishwasher, fridge / freezer and radiator.

Lounge

16' 1" max x 18' 7" max (4.90m max x 5.66m max)
Double glazed front window, gas fireplace, radiator, telephone point and TV point.

Dining Room

11' 9" max x 18' max (3.58m max x 5.49m max)
Double glazed front window, double glazed patio doors, radiator, telephone point and TV point.

Morning Room

Double glazed patio doors, radiator and telephone point.

Balcony

Access from morning room and dining room.

Master Bedroom

15' max x 20' max (4.57m max x 6.10m max)
Located on the first floor, double glazed dual aspect windows, walk in wardrobe area, radiator, TV point and loft access.

En-Suite

Double glazed rear window, bath with mixer taps, shower, wash hand basin, extractor fan, W.C, shaver point, radiator and part tiled.

W.C

Located on the first floor, toilet, vanity unit and wash hand basin.

Rear Garden

Recently renovated modern garden with patio area and lower lay to lawn area.

Double Garage

16' 1" max x 17' 1" max (4.90m max x 5.21m max)
Up & over door, power and lights.

welcome to

West Beach

- IMPRESSIVE FOUR BEDROOM DETACHED HOUSE
- UNOBSTRUCTED SEA VIEWS
- BALCONY
- TWO EN-SUITES, FAMILY BATHROOM AND W.C
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: Awaiting

£1,150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHM103090 - 0008

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