



Harbour Way | Shoreham-by-Sea | West Sussex | BN43 5HZ  
Offers Over **£900,000**

**JS**  
*Signature*  
jacobs | Steel



We are delighted to offer for sale this rare and exciting opportunity to acquire this completely renovated and extended five bedroom detached house backing directly onto the Foreshore.

A home of **style & sophistication**







Property details: Harbour Way | Shoreham-by-Sea | West Sussex | BN43 5HZ

## Key features:

- Double Aspect Lounge
- Modern Double Aspect Kitchen/Diner
- Balcony Directly Overlooking The Foreshore
- Two Ensuite Modern Bathrooms
- Walk In Wardrobe
- Breathtaking River/Sea And Downland Views
- Garage With Motorised Up And Over Door
- Off Road Parking
- Would Suit Waterboard Enthusiasts
- Beach Living



## Two Ensuite Modern Bathrooms

Conveniently situated adjacent to the River Adur within approx 500yards of the foreshore. Local shops can be found in Ferry Road ,whilst more comprehensive shopping facilities can be found in Shoreham town centre along with a good range of bars and restaurants, facilities such as health centre, library and mainline station are also close by. Brighton and Worthing area both easily accessible and are approx. 5 miles to the east and west respectively.

Pvcu double glazed door through to:-

**SPACIOUS ENTRANCE HALL** Comprising smoked glass pvcu double glazed window, oak wood flooring with underfloor heating, powder coated aluminium frame double glazed window, sunken spotlights, large cupboard with hanging rail and shelving.

**DOUBLE ASPECT LOUNGE/DINING ROOM** 16' 10" x 13' 9" (5.13m x 4.19m) South and West aspect. Comprising powder coated aluminium frame double glazed window, powder coated aluminium frame bi folding doors with in window blinds leading out to rear garden.

**DOUBLE ASPECT KITCHEN/DINING ROOM** 18' 4" x 12' 5" (5.59m x 3.78m) West and North aspect. Benefitting from breathtaking River, Sea and distant Downland views. Comprising powder coated aluminium frame double glazed window, powder coated aluminium frame bi folding doors, oak wood flooring with underfloor heating, granite worksurfaces with cupboards below, matching eye level cupboards, one and half bowl inset sink unit with contemporary mixer tap, granite splashbacks, space for Range cooker with contemporary extractor fan over, space for American style fridge/freezer, sunken spotlights. Granite island/breakfast bar with seating for six people having cupboards under and integrated wine rack, three contemporary pendant lights over.

**GROUND FLOOR BEDROOM ONE** 12' 5" x 10' 9" (3.78m x 3.28m) North aspect. Benefitting from breathtaking River and distant Downland views. Powder coated aluminium frame double glazed window, oak wood flooring with underfloor heating, sunken spotlights, built in wardrobe with hanging rail and shelving.

**GROUND FLOOR BEDROOM TWO** 10' 9" x 8' 10" (3.28m x 2.69m) South aspect. Comprising powder coated aluminium frame double glazed window, oak wood flooring with underfloor heating, sunken spotlights.

**GROUND FLOOR BEDROOM THREE** 11' 5" x 9' 10" (3.48m x 3m) North aspect. Benefitting from breathtaking River and distant Downland views. Powder coated aluminium frame double glazed window, oak wood flooring with underfloor heating, sunken spotlights, walk in wardrobe with hanging rail and shelving.

**UTILITY CUPBOARD** Comprising powder coated aluminium frame double glazed window with fitted blind, provision for washing machine, sunken spotlight, oak wood flooring with underfloor heating.

**GROUND FLOOR WET ROOM** South aspect. Comprising powder coated aluminium frame smoked glass double glazed window, integrated shower with shower attachment, two hand wash basins with contemporary mixer taps and vanity unit below, low flush wc, wall mounted contemporary heated towel rail, recessed shelving, extractor fan, fully tiled floor, fully tiled walls, led heat padded wall mounted mirror, sunken spotlights.

Open string solid oak staircase leading up to:-

**FIRST FLOOR LANDING** Comprising two pvcu velux windows, sunken spotlights.

**DOUBLE ASPECT MASTER BEDROOM ONE** 18' 0" x 16' 10" (5.49m x 5.13m) North and South aspect. Benefitting from impressive foreshore & distant Downland views. Comprising powder coated aluminium framed bi folding doors leading out onto a large balcony with impressive foreshore & distant Downland views, powder coated aluminium framed double glazed windows, oak wood flooring, sunken spotlights, contemporary column radiator. Opening to:-

**MODERN ENSUITE BATHROOM** Comprising powder coated aluminium framed double glazed window, free standing cast iron double slipper bath being hand painted in Farrow & Ball paint having contemporary cross head mixer tap and telephone style shower attachment, contemporary wall mounted heated towel rail, contemporary oval shaped counter top hand wash basin with shelving under, low flush WC, recess shelving, part tiled walls.

**WALK IN WARDROBE** Comprising oak wood flooring, range of contemporary fitted built in wardrobes with hanging rails and shelving.

**FIRST FLOOR ENSUITE BEDROOM TWO** 16' 4" x 13' 9" (4.98m x 4.19m) North/South aspect. Benefitting from impressive foreshore & distant Downland views. Comprising powder coated aluminium framed double glazed window, pvcu double glazed window, oak wood flooring, eave storage space, sunken spotlights. Door to:-

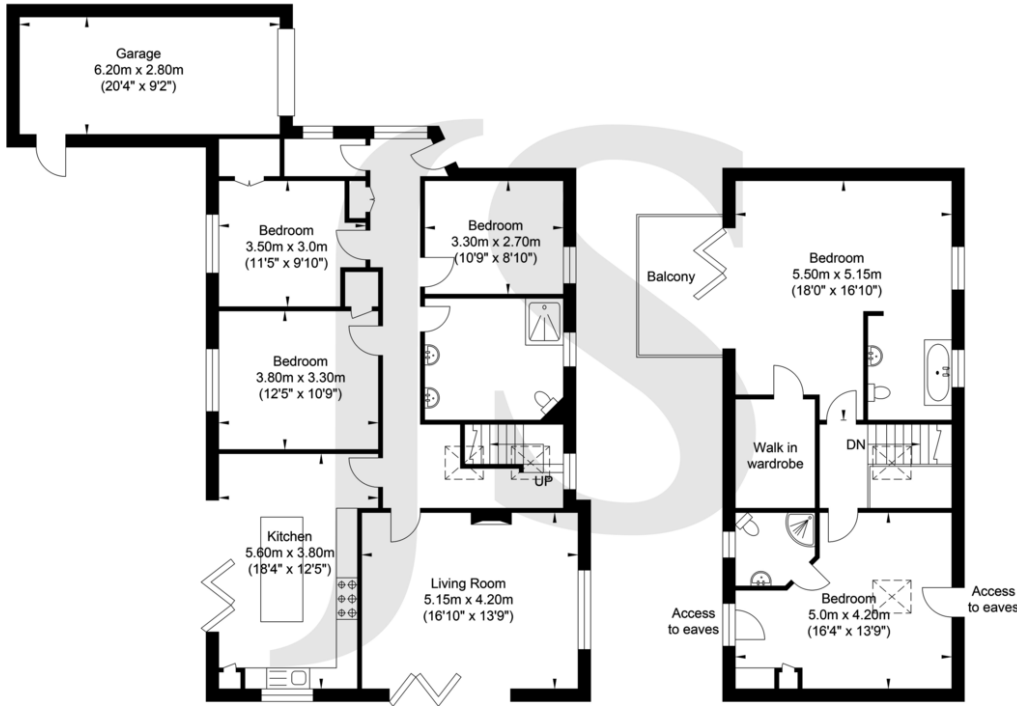
**MODERN ENSUITE SHOWER ROOM** North Aspect. Comprising powder coated aluminium framed double glazed window, Contemporary hand wash basin with vanity unit below, Low flush wc, wall mounted heated towel rail, shower cubicle with integrated shower being full tiled, extractor fan.

**WRAP AROUND GARDEN** Large decked area stepping down onto large lawned area with various tree, shrub and plant borders, benefitting from breathtaking River, Sea and distant Downland views.

**OVERSIZED GARAGE** 20' 4" x 9' 2" (6.2m x 2.79m) Having power and lighting, benefitting from motorised up and over door, powder coated aluminium frame smoked glass double glazed door leading directly into rear garden.

N.B. Under the Estate Agents Act 1979, we advise that the vendor is related to an employee of Jacobs Steel and Company Limited.

# Harbour Way, Shoreham Beach



Ground Floor  
Approximate Floor Area  
1329.12 sq ft  
(123.48 sq m)

First Floor  
Approximate Floor Area  
670.69 sq ft  
(62.31 sq m)

Approximate Gross Internal Area = 185.79 sq m / 1999.82 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Property Details:

Floor Area: 1,163 sq ft 108 sq m – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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