



22 Downside | | Shoreham-By-Sea | BN43 6HG





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£899,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS VERY WELL PRESENTED DETACHED FAMILY HOUSE. SITUATED IN NORTH SHOREHAM WITHIN 1000 METRES OF BUCKINGHAM PARK AND THE HOLMBUSH CENTRE. THE PROPERTY BENEFITS FROM ENTRANCE HALL, LIVING ROOM, 20' MODERN KITCHEN/DINER, UTILITY ROOM, FIVE DOUBLE BEDROOMS, GROUND FLOOR EN-SUITE BATHROOM, GROUND FLOOR WET ROOM, FIRST FLOOR FAMILY BATHROOM, FRONT PARKING FOR 4 CARS, 19' DOUBLE GARAGE (IDEAL AS A GRANNY ANNEX STNC), 42' REAR PATIO AREA AND 60' REAR LAWNED GARDEN (IDEAL AS A BUILDING PLOT STNC). INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- 5 DOUBLE BEDROOMS
- LIVING ROOM
- 20' KITCHEN/DINER + UTILITY ROOM
- GROUND FLOOR BATHROOM + SEPARATE WET ROOM
- FIRST FLOOR BATHROOM
- FRONT PARKING FOR 4 CARS
- 19' DOUBLE GARAGE (POSSIBLE GRANNY ANNEX STNC)
- 60' REAR LAWNED GARDEN
- POTENTIAL PLOT FOR NEW BUILDING (STNC)

Part frosted double glazed front

ENTRANCE HALL

24'6" in length (7.49 in length)

Frosted double glazed windows to the front, stainless steel radiator, recessed area with wall mounted four drawer shoe rack, wall mounted burglar alarm unit, electric trip switches under, laminate wood flooring, LED down lighting.

Door way off entrance hall to:

KITCHEN/DINING ROOM

20'7" x 12'5" (6.28 x 3.80)

Comprising 1 1/4 stainless steel sink unit with contemporary style mixer tap and spray hose, inset into granite effect work top, slow closing drawers under, built in 'SMEG' dishwasher to the side, built in storage cupboard with water filter for the fridge/freezer, matching granite effect back splash, matching adjacent work top with inset 'COOKE LEVVIS' five ring gas hob, slow closing drawers and cupboards under, matching granite effect back splash and part glass back splash, contemporary style extractor over, further adjacent matching work top, slow closing drawers under, corner carousel storage cupboard to the side, two kick plate heaters which run off the gas boiler, matching granite effect back splash, complimented by matching wall units over, built in 'BEKO' electric oven to the side, built in 'BEKO' microwave/oven over with storage cupboards under and over, free standing 'SAMSUNG' American style fridge/freezer to the side with ice dispenser, dual aspect wooden burner, 'KARNDKAN' flooring, LED down lighting, double glazed windows and twin French doors to the rear, wall mounted digital thermostat.

Door off kitchen/diner to:

UTILITY ROOM

11'1" x 7'9" (3.40 x 2.37)

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect rolled edge work top, drawers and cupboard under, 'ELECTROLUX' washing machine to the side, 'WHITE KNIGHT' gas tumble dryer to the side, tiled splash back, complimented by matching wall units over, 'WORCESTER' gas fired combination boiler, 'MEGAFLO' pressurised hot water cylinder, LED down lighting, high level double glazed window to the side having a westerly aspect,

tiled flooring, double panelled radiator.

Door off utility room to:

CLOAKROOM

Comprising low level wc, wall mounted enamelled sink unit with contemporary style mixer tap, high level double glazed window to the side having a westerly aspect, LED down light, tiled flooring.

Doorway off kitchen/diner to:

LIVING ROOM

23'2" x 20'2" (7.08 x 6.15)

Being 'L' shaped, double glazed windows to the front having a favoured southerly aspect, three double panelled radiators, wood burner with slate hearth, laminate wood flooring, wall mounted 'PIONEER' 50" Plasma flat screen TV, LED down lighting.

Door off entrance hall to:

BEDROOM 3

12'9" x 10'5" (3.91 x 3.18)

Double glazed windows to the rear, double panelled radiator, LED down lighting.

Door off bedroom 3 to:

EN-SUITE BATHROOM

Being fully tiled, comprising 'P' shaped panel bath with contemporary style mixer tap, built in shower with rainfall style shower head, separate shower attachment, vanity unit with inset enamelled sink unit with contemporary style mixer tap, storage cupboards under, low level wc to the side, heated hand towel rail, frosted double glazed windows, tiled flooring, LED down lighting, extractor fan.

Door off entrance hall to:

BEDROOM 4

10'4" x 9'10" (3.17 x 3.02)

Double glazed windows to the side having an easterly aspect, double panelled radiator, built in double doored wardrobe with hanging and shelving space, double doored storage cupboard over, LED down lighting.

Door off entrance hall to:

BEDROOM 5

12'2" x 11'0" (3.72 x 3.36)

Double glazed windows to the front having a favoured southerly aspect with glimpses of The English Channel, laminate wood flooring.

Door off entrance hall to:

WET ROOM

Being fully tiled, comprising built in shower with twin shower heads, wall mounted enamelled sink unit with antique style taps, low level wc, frosted double glazed windows to the side, tiled flooring with electric under floor heating, spot lighting.

Turning staircase with bannister and spindles up from entrance hall to:

LANDING

LANDING

Sloping ceiling with 'VELUX' window to the front having a favoured southerly aspect with distant views of The English Channel, LED down lighting.

Door off landing to:

BEDROOM 1

18'2" x 15'5" (5.55 x 4.72)

Sloping ceiling with two 'VELUX' windows to the front having a favoured southerly aspect with distant views of The English Channel, sloping ceiling with two 'VELUX' windows to the rear, two built in eaves storage cupboards, stainless steel radiator, LED down lighting.

Door off landing to:

BEDROOM 2

18'1" x 14'9" (5.52 x 4.51)

Sloping ceiling with two 'VELUX' windows to the front having a favoured southerly aspect with distant views of The English Channel, sloping ceiling with two 'VELUX' windows to the rear, three built in eaves storage cupboards, stainless steel radiator, LED down lighting.

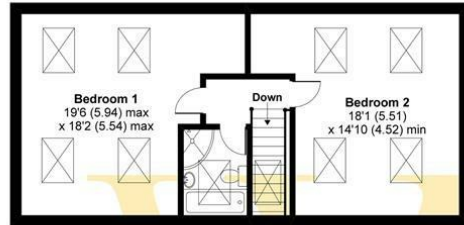
Door off landing to:



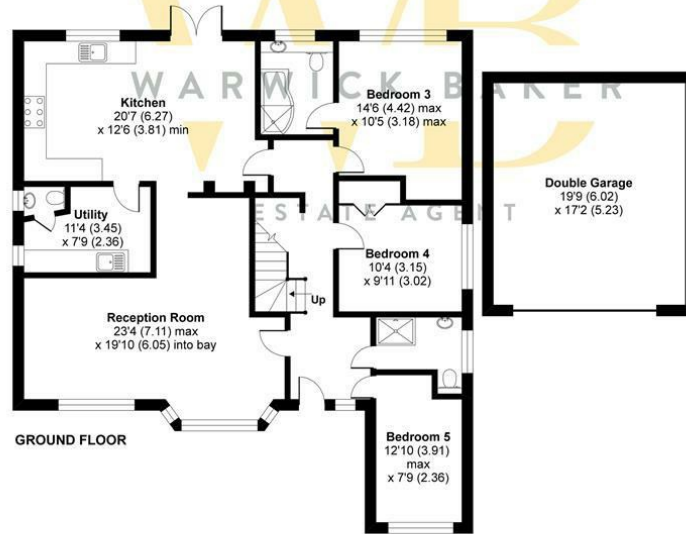
Downside, Shoreham-by-Sea, BN43



Approximate Area = 2057 sq ft / 191 sq m
 Garage = 340 sq ft / 31.6 sq m
 Total = 2397 sq ft / 222.6 sq m
 For identification only - Not to scale

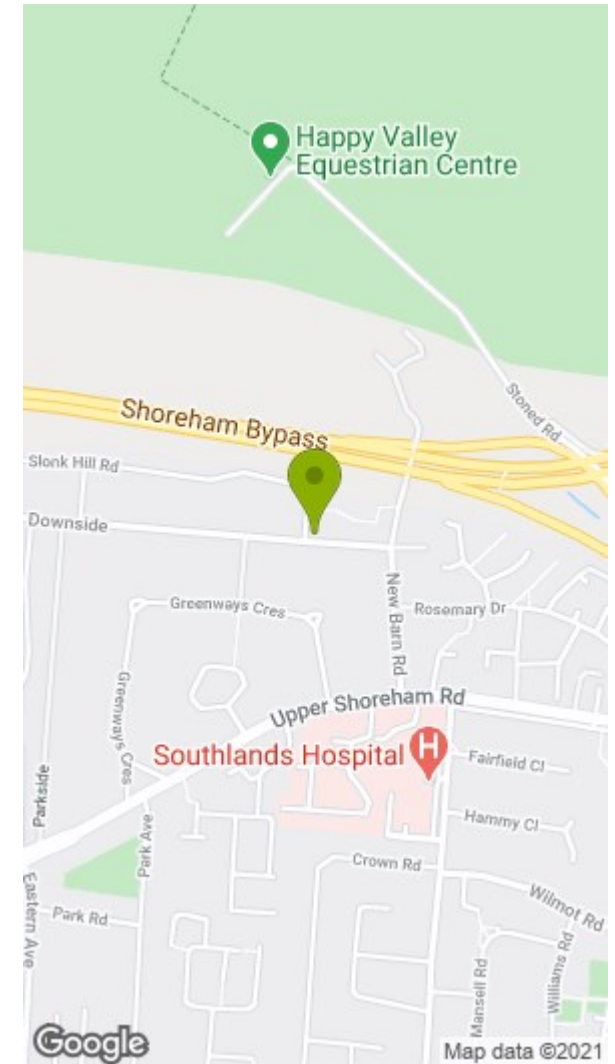


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 683940



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

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