



Hideaway 10b, John Street | | Shoreham-By-Sea | BN43 5DN



ESTATE AGENT



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£650,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE NEWLY DETACHED CHALET HOUSE. LOCATED IN THE HEART OF THE TOWN CENTRE WITHIN 50 METRES OF LOCAL SHOPS, THE PROPERTY BENEFITS FROM ENTRANCE HALL, THREE BEDROOMS, 17' LOUNGE/ DINING ROOM, KITCHEN/BREAKFAST AREA, UTILITY ROOM, GROUND FLOOR FULLY TILED BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, 31' WEST FACING GARDEN AND OFF ROAD PARKING FOR ONE VEHICLE. INTERNAL VIEWING HIGHLY RECOMMENDED. NO UPWARD CHAIN.

- ENTRANCE HALL
- FULLY TILED GROUND FLOOR BATHROOM
- OFF ROAD PARKING SPACE
- THREE BEDROOMS
- UTILITY ROOM
- 17' LOUNGE/DINING ROOM
- FULLY TILED EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- KITCHEN/BREAKFAST AREA
- 31' WEST FACING GARDEN

Front door leading to:

ENTRANCE HALL

15'8" x 10'6" (4.80 x 3.21)

Being 'L' shaped, floor to ceiling double glazed window to the front having a westerly aspect, tiled flooring, LED down lighting, oak door giving access to walk in under stairs storage cupboard with tiled flooring.

Oak door off entrance hall to:

LOUNGE/DINING ROOM

17'5" x 10'1" (5.33 x 3.08)

Having a dual aspect, double glazed window and sliding double glazed patio door to the side, frosted double glazed window to the front having a westerly aspect, double panelled radiator, tiled flooring, LED downlighting.

KITCHEN/BREAKFAST AREA

11'4" x 10'0" (3.47 x 3.06)

Comprising 'QUARTZ' worktop with inset 1 1/4 bowl stainless steel sink unit with brushed chrome mixer tap, slow closing storage cupboards under, built in 'NEUE' dishwasher to the side, built in wine cooler to the side, display shelf to the side, matching 'QUARTZ' backsplash with tiling over, adjacent matching 'QUARTZ' work top with inset 'NEUE' four ring stainless steel hob to the side, range of slow closing drawers and cupboards under, matching 'QUARTZ' backsplash with tiling over, built in extractor hood over complimented by matching range of wall units to the side, 'NEUE' double electric oven to the side, slow closing storage cupboards under and over, built integrated fridge/freezer to the side, tiled flooring, double glazed windows to the rear having an

easterly aspect, LED downlighting.

Oak door off entrance hall to:

BEDROOM 2

13'5" x 11'6" (4.10 x 3.52)

Double glazed window and sliding double glazed patio door to the front having a westerly aspect, double panelled radiator, LED downlighting.

Oak door off entrance hall to:

BEDROOM 3

12'7" x 6'9" (3.85 x 2.08)

Double glazed windows to the rear having an easterly aspect, double panelled radiator, LED downlighting.

Oak door off entrance hall to:

BATHROOM

Being fully tiled, comprising panel bath with contemporary style mixer tap, twin hand grips, built in shower with separate shower attachment, glass shower screen, contemporary style vanity unit with inset enamelled sink unit with mixer tap, double doored storage cupboard under, low level wc, heated hand towel rail, frosted double glazed window, tiled flooring, extractor fan, LED downlighting.

Oak door off entrance hall to:

UTILITY ROOM

Comprising granite effect worktop, 'HOOVER H-WASH 500'

washing machine under, 'HOOVER H-DRY 300' tumble dryer under, built in storage cupboard housing 'IDEAL ATLANTIC' gas fired combination boiler, tiled flooring, extractor fan, LED downlighting.

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

FIRST FLOOR LANDING

Double glazed window to the side having a favoured southerly aspect, sloping ceiling, LED downlighting.

Oak door off first floor landing to:

BEDROOM 1

17'8" x 11'6" (5.39 x 3.52)

Double glazed windows to the side, double panelled radiator, two sloping ceilings with LED downlighting.

Oak door off bedroom 1 to:

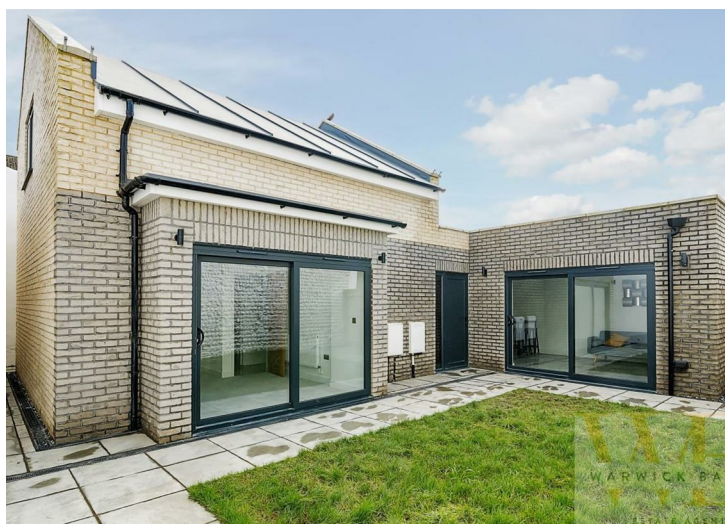
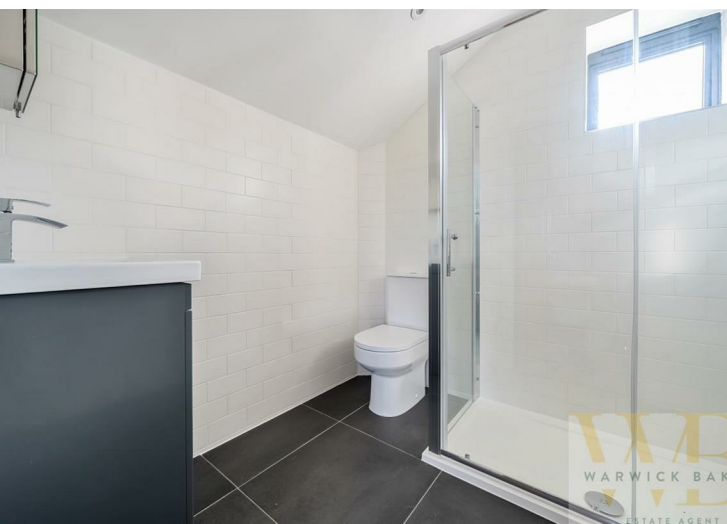
EN-SUITE SHOWER ROOM

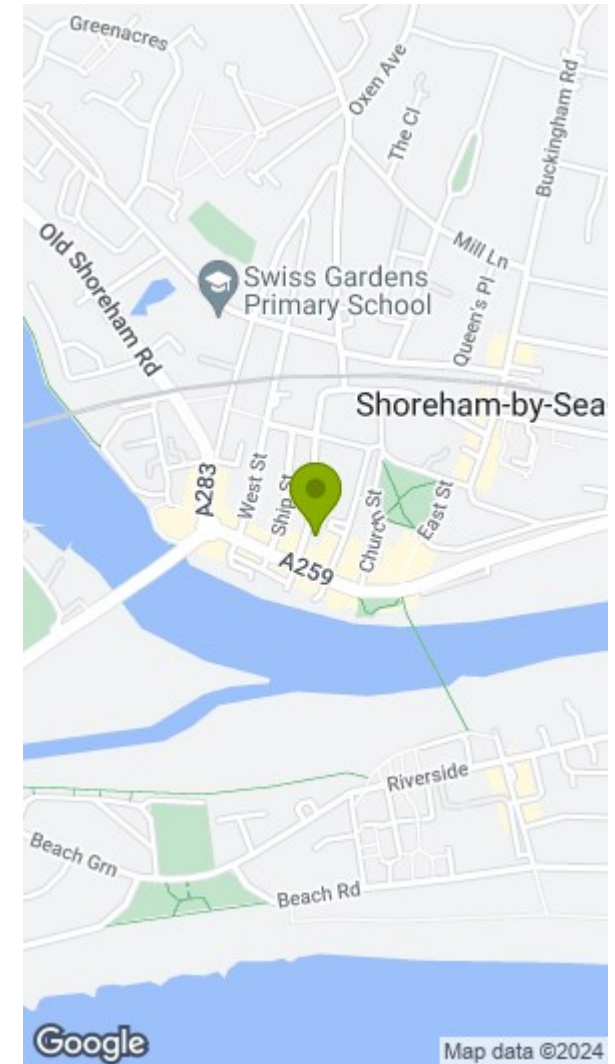
Being fully tiled, comprising vanity unit with enamelled sink unit with mixer tap, double doored storage cupboard under, low level wc, tiled flooring, heated hand towel rail, sloping ceiling, extractor fan, LED downlighting, step in fully tiled shower cubicle with built in shower with separate shower attachment, sliding glass shower door, double glazed window to the side having a favoured southerly aspect.

GARDEN

31'3" x 20'11" (9.55 x 6.40)

Having a westerly aspect, lawned area, patio slab pathway leading around the side and rear of the property, all enclosed by high walling.





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