



160 Harbour Way | | Shoreham-By-Sea | BN43 5HJ



ESTATE AGENT





## 160 Harbour Way | | Shoreham-By-Sea | BN43 5HJ

£549,995

\*\*\* £549,995 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS WELL PRESENTED HOME LOCATED WITHIN 500 METRES OF SHOREHAM BEACH AND THE RIVER ADUR.

THE PROPERTY BENEFITS FROM ENTRANCE HALL, FOUR BEDROOMS, 21' THROUGH LOUNGE /DINING ROOM, 14' MODERN KITCHEN, GROUND FLOOR CLOAKROOM, FAMILY BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, 59' FRONT LAWN, 32' SECLUDED SOUTH FACING REAR GARDEN, 17' GARAGE AND OFF ROAD PARKING SPACE. THE PROPERTY BENEFITS FURTHER FROM SOLAR PANELS PROVIDING ELECTRICITY.

INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. VENDOR SUITED.

- ENTRANCE HALL
- GROUND FLOOR CLOAKROOM
- 32' SOUTH FACING REAR GARDEN
- FOUR BEDROOMS
- FAMILY BATHROOM
- 17' GARAGE AND OFF ROAD PARKING SPACE
- 21' LOUNGE THROUGH DINING ROOM
- EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM
- 59' FRONT LAWN
- 14' MODERN KITCHEN



Part double glazed front door leading to:

### ENTRANCE HALL

17'0" in length (5.20 in length)

Door giving access to under stairs storage cupboard housing gas meter, double panelled radiator, electric meter to the side, solid oak flooring, built in double doored storage cupboard.

Door off entrance hall to:

### CLOAKROOM

Comprising low level wc, floating vanity unit with inset wash hand basin with contemporary style mixer tap, tiled splash back, two drawers under, tiled flooring, circular frosted double glazed window.

Oak door off entrance hall to:

### THROUGH LOUNGE/DINING ROOM

21'5" x 19'0" (6.54 x 5.80)

Range of double glazed bi-fold doors to the rear having a favoured southerly aspect, feature wood burner on a slate hearth, part sloping ceiling with two electrical controlled 'VELUX' windows, contemporary school, style radiator, floor to ceiling contemporary style radiator, solid oak flooring.

Opening off lounge/dining room to:

### KITCHEN

14'4" x 12'7" (4.37 x 3.84)

Comprising twin ceramic sink unit with contemporary style mixer tap, inset into solid marble effect worktop, solid marble effect back splash, slow closing pull out drawer under, pull out storage drawers to either side, adjacent wood worktop, integrated 'BOSCH' dishwasher under, integrated 'BOSCH' washing machine to the side, tiled splash back, complimented by slow closing matching storage cupboards over, adjacent 'L' shaped wood worktop with inset 'NEFF' five ring induction hob, range of drawers and cupboards under, tiled splash back, complimented by matching range of storage cupboards over, integrated 'ELECTROLUX' extractor, adjacent matching storage cupboard with integrated drawers, built in integrated 'AEG' fridge/freezer to the side, built in twin 'NEFF' electric ovens to the side with storage cupboards under and over, solid oak flooring, double glazed windows to the front, door giving

access to the entrance hall, LED down lighting.

Stairs with bannister and hand rail up from entrance hall to:

### SPLIT-LEVEL LANDING

Door giving access to airing cupboard with slatted shelving, access to loft storage space.

Door off split-level landing to:

### BEDROOM 1

14'2" x 9'6" (4.33 x 2.90)

Double glazed windows to the rear having a favoured southerly aspect, double glazed door giving access on to Juliette balcony, double panelled radiator, solid oak flooring, built in wardrobe with twin sliding frosted glazed doors, with hanging and shelving space and built in drawers, access to loft storage space.

Door off bedroom 1 to:

### EN-SUITE SHOWER ROOM

Being fully tiled, comprising circular ceramic sink unit with contemporary style mixer tap, double doored storage cupboard under, low level wc to the side, mirrored medicine cabinet over, tiled flooring, frosted double glazed windows, LED downlighting, step in fully tiled shower cubicle with built in shower with rainfall style shower head, glass shower screen and door.

Door off split-level landing to:

### BEDROOM 2

12'5" x 11'2" (3.79 x 3.42)

Double glazed windows to the front, double glazed door giving access on to Juliette balcony, having views of The River Adur and The South Downs, single panel radiator, built in double doored wardrobe with hanging and shelving space.

Door off split-level landing to:

### BEDROOM 3

11'2" x 10'9" (3.42 x 3.29)

Double glazed windows to the rear having a favoured southerly aspect, single panel radiator, built in double doored wardrobe with hanging and shelving space.

Door off split-level landing to:

### BEDROOM 4

8'4" x 8'3" (2.56 x 2.54)

Double glazed windows to the rear having a favoured southerly aspect, single panel radiator.

Door off split-level landing to:

### FAMILY BATHROOM

Being fully tiled, comprising bath with wood panelling and hot and cold taps, independent wall mounted 'MIRA' shower unit with separate shower attachment, fold shower screen, pedestal wash hand basin with hot and cold taps, low level wc, heated hand towel rail, tiled flooring, double glazed windows to the front.

### FRONT LAWN

59'0" in length (18 in length)

Being of a triangle shape laid to lawn with two palm trees, shale area.

Brick off road parking space leading to:

### GARAGE

17'3" x 9'7" (5.27 x 2.94)

With electric roll up door, power and lighting, door giving access to:

### REAR GARDEN

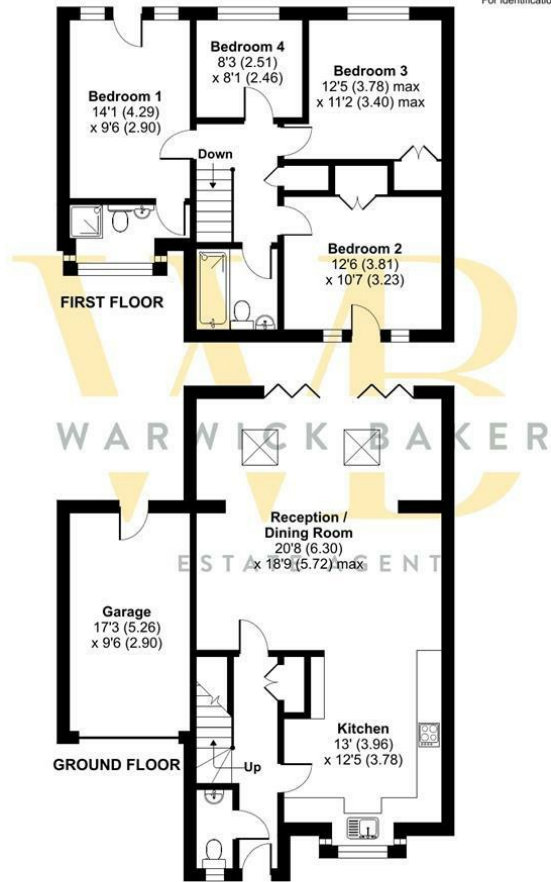
32'9" x 26'2" (10 x 8)

Having a favoured southerly aspect, decked area, timber built shed, lawned area, step up to decked area with outside seating, raised flower bed with tropical palm, two palm trees, bamboo tree, all enclosed by high fencing.

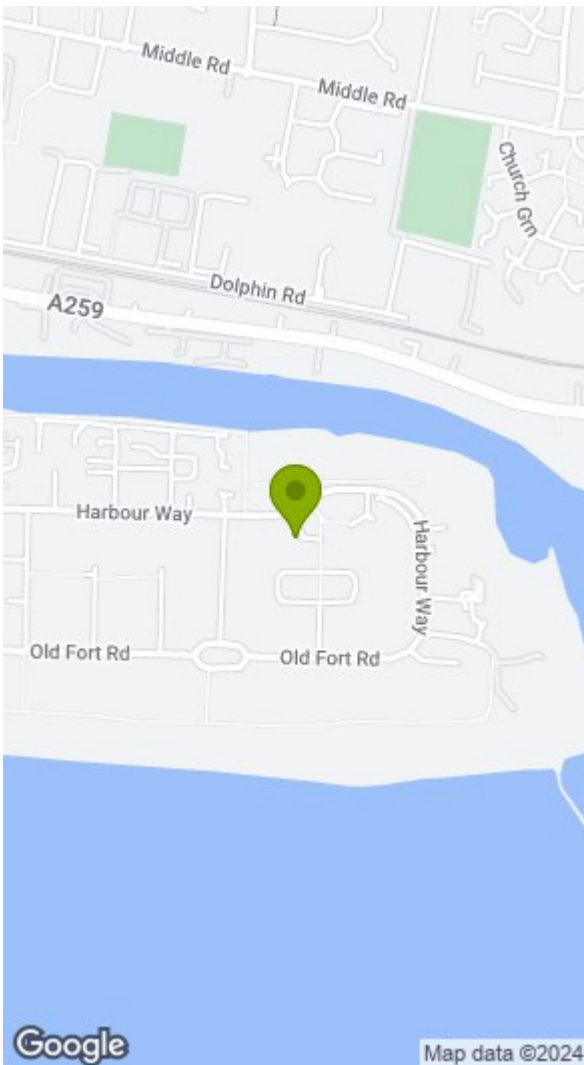


## Harbour Way, Shoreham-by-Sea, BN43

Approximate Area = 1380 sq ft / 128.2 sq m  
 Garage = 169 sq ft / 15.7 sq m  
 Total = 1549 sq ft / 144 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1140108



### 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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	66	England & Wales	EU Directive 2002/91/EC	74