



3 Seahaven Gardens | | Shoreham-By-Sea | BN43 5NX

WB
WARWICK BAKER
ESTATE AGENT



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£674,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS WELL PRESENTED SEMI-DETACHED FAMILY HOUSE, LOCATED WITHIN 100 METRES OF SHOREHAM BEACH AND THE ENGLISH CHANNEL. THE PROPERTY BENEFITS FROM ENTRANCE HALL, FOUR DOUBLE BEDROOMS, 17' WEST FACING LOUNGE, 16' DINING ROOM, 10' MODERN KITCHEN, GROUND FLOOR CLOAKROOM, EN-SUITE BATHROOM TO THE MAIN BEDROOM, 34' REAR GARDEN AND CABIN WITH SHOWER ROOM, 32' PRIVATE DRIVEWAY WITH OFF ROAD PARKING FOR NUMEROUS VEHICLES AND INTEGRAL GARAGE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- FOUR BEDROOMS
- GROUND FLOOR CLOAKROOM
- 34' REAR GARDEN + CABIN

- 17' WEST FACING LOUNGE
- FAMILY BATHROOM
- NO UPWARD CHAIN

- 16' DINING ROOM
- EN-SUITE TO THE MAIN BEDROOM

- 10' MODERN KITCHEN
- OFF ROAD PARKING FOR TWO VEHICLES + INTEGRAL GARAGE

Part frosted double glazed front door leading to:

ENTRANCE HALL

14'9" in length (4.51 in length)

Panel giving access to under stairs cupboard, single panel radiator, engineered oak flooring.

Twin frosted glazed Georgian style doors off entrance hall to:

LOUNGE

17'1" x 11'6" (5.21 x 3.52)

Into square bay with double glazed windows with plantation style shuttering to the front having a westerly aspect, double panelled radiator, engineered oak flooring, LED downlighting.

Opening off lounge to:

DINING ROOM

16'11" x 9'4" (5.18 x 2.85)

Double glazed windows and twin French doors with plantation style shuttering to the rear having an easterly aspect, double panelled radiator, engineered oak flooring, door diving access to the entrance hall.

Opening off dining room to:

KITCHEN

10'2" x 9'2" (3.12 x 2.81)

Comprising Upvc sink unit with contemporary style mixer tap inset into granite worktop, storage cupboards under, built in integrated 'LAMONA' slimline dishwasher, matching granite backsplash, complimented by matching wall units over, storage cupboard to the side housing 'BEKO' washing machine, 'WORCESTER' wall mounted gas fired combination boiler over, adjacent matching granite worktop to the side with inset 'LAMONA' five ring stainless steel hob, 'LAMONA' double electric under, drawer and cupboard to the side, built in fridge to the side, granite backsplash, complimented by matching wall units over, stainless steel and glass extractor hood to the side, further matching granite backsplash to the side with built in integrated freezer under, twin double glazed French doors with plantation style shuttering to the rear having an easterly aspect, engineered oak flooring, LED downlighting.

Door off dining room to:

DOWNSTAIRS CLOAKROOM

Comprising low level wc, wall mounted wash hand basin with contemporary style mixer tap, engineered oak flooring, spot lighting, extractor fan.

Stairs with bannister up from entrance hall to:

LANDING

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

Door off landing to:

BEDROOM 1

14'6" x 8'5" (4.43 x 2.57)

Double glazed windows with plantation style shuttering to the front having a westerly aspect, glimpses of Widewater Lagoon, single panel radiator.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM

Being fully tiled, comprising pedestal wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, frosted double glazed windows, LED downlighting, extractor fan, step in fully tiled shower cubicle with built in shower with rainfall style shower head with separate shower attachment, sliding glass shower door.

Door off landing to:

BEDROOM 2

12'1" x 10'5" (3.70 x 3.20)

Double glazed windows with plantation style shuttering to the front having a westerly aspect, glimpses of Widewater Lagoon, single panel radiator, twin built in double doored wardrobes with hanging and shelving space, single door storage cupboard with shelving.

Door off landing to:

BEDROOM 3

11'2" x 9'2" (3.41 x 2.81)

Double glazed windows with plantation style shuttering to the rear having an easterly aspect, single panel radiator, twin built in double doored wardrobes with hanging and shelving space,

single door storage cupboard with hanging and shelving space.

Door off landing to:

BEDROOM 4

9'0" x 6'10" (2.76 x 2.10)

Being 'L' shaped, double glazed windows with plantation style shuttering to the front having a westerly aspect, glimpses of Widewater Lagoon, single panel radiator, door giving access to storage cupboard with hanging space.

Door off landing to:

FAMILY BATHROOM

Comprising 'P' shaped panel bath with contemporary style mixer tap, built in shower with rainfall style shower head with separate shower attachment, glass shower screen, vanity unit with contemporary style sink unit and mixer tap, two drawers under, low level wc, heated hand towel rail, frosted double glazed windows with plantation style shuttering, illuminated mirror with speaker, 'KARDEAN' style flooring, LED downlighting.

FRONT

32'6" x 30'6" (9.92 x 9.32)

Having a westerly aspect with patio area, circular raised flower bed with shingle and tropical palms, hard standing with off road parking for two vehicles leading to:

GARAGE

14'9" x 8'9" (4.50 x 2.67)

With electric roll up and over door, power and lighting.

Side gate off front drive to:

REAR GARDEN

34'5" x 32'5" (10.50 x 9.89)

With 'L' shaped decking area, shingle area, raised railway sleeper flower bed, all enclosed by walling and fencing.

CABIN

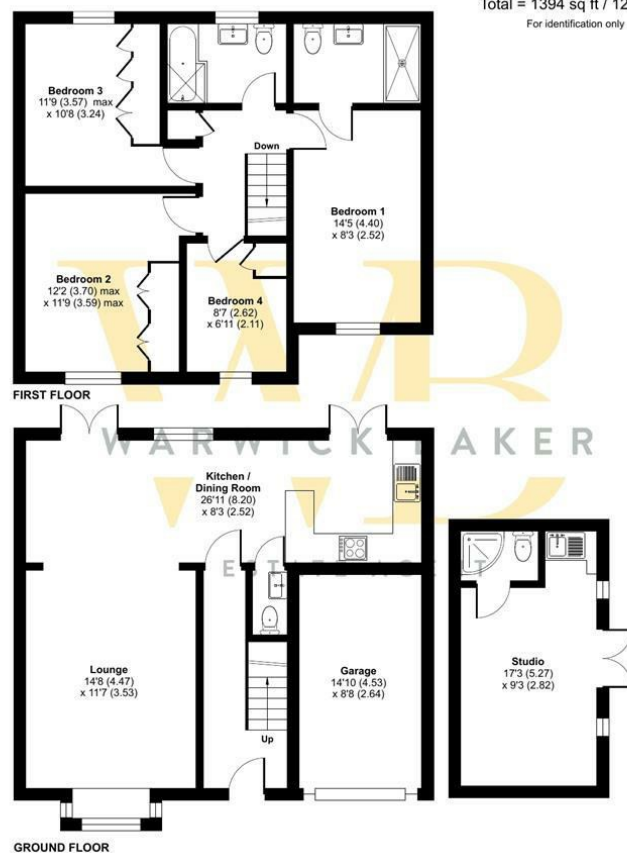
17'1" x 9'1" (5.23 x 2.78)

With double glazed windows and twin French doors to the front having a westerly aspect, electric convector heater, wood effect vinyl flooring, LED downlighting, corner stainless steel sink



Seahaven Gardens, Shoreham-by-Sea, BN43

Approximate Area = 1113 sq ft / 103.4 sq m
 Garage = 121 sq ft / 11.2 sq m
 Outbuilding = 160 sq ft / 14.8 sq m
 Total = 1394 sq ft / 129.4 sq m
 For identification only - Not to scale



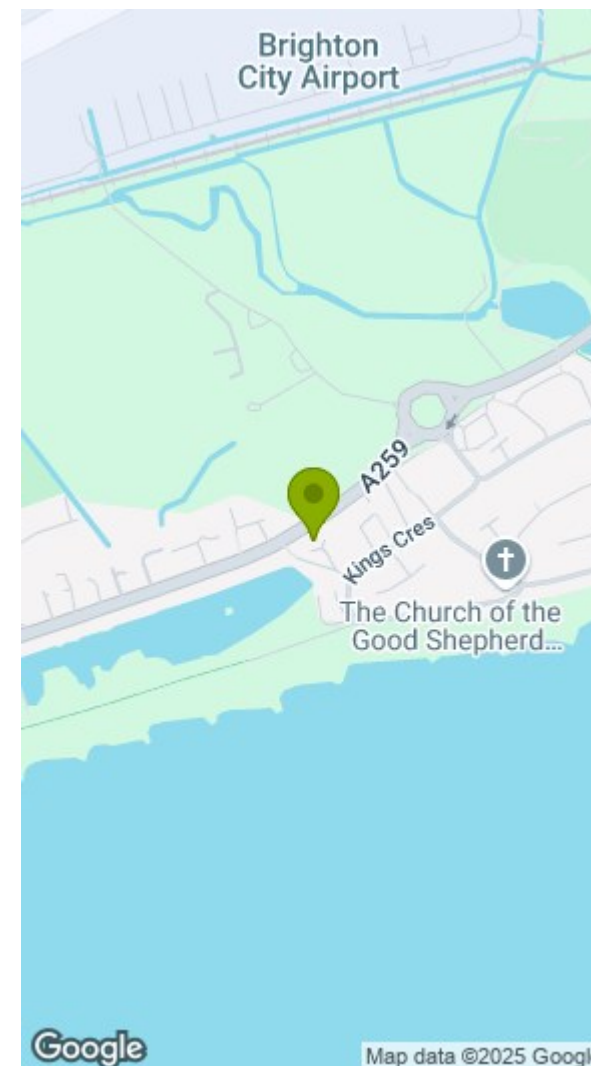
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1251972

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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	