



14 Havenside | | Shoreham-By-Sea | BN43 5LN

WB
WARWICK BAKER
ESTATE AGENT



14 Havenside | | Shoreham-By-Sea | BN43 5LN

£850,000

*** £850,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS DETACHED FAMILY HOUSE BUILT CIRCA. 1950, WHICH OFFERS FLEXIBLE ACCOMMODATION BEING EASILY ADAPTED TO BECOME TWO SELF CONTAINED APARTMENTS. LOCATED WITHIN 200 METRES OF SHOREHAM BEACH FORESHORE. THE PROPERTY BENEFITS FROM ENTRANCE VESTIBULE, 18' SOUTH FACING LOUNGE, 15' KITCHEN/BREAKFAST ROOM, FOUR BEDROOMS, TWO EN-SUITES, 18' GALLERIED LANDING (IDEAL AS SECOND LOUNGE OR FIFTH BEDROOM), FIRST FLOOR SOUTH FACING BALCONY WITH SEA VIEWS, 39' FRONT DRIVEWAY WITH PARKING FOR NUMEROUS VEHICLES, 16' GARAGE AND 39' SOUTH FACING REAR GARDEN. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT,

- DETACHED FAMILY HOME WITH POTENTIAL AS TWO SEPARATE APARTMENTS
- ENTRANCE VESTIBULE
- FOUR BEDROOMS
- 18' SOUTH FACING LOUNGE
- 15' KITCHEN/BREAKFAST ROOM
- FIRST FLOOR SOUTH FACING BALCONY WITH SEA VIEWS
- TWO EN-SUITES
- 18' GALLERIED LANDING (IDEAL AS SECOND LOUNGE OR FIFTH BEDROOM)
- 39' FRONT DRIVEWAY + 16' GARAGE
- 39' SOUTH FACING REAR GARDEN

Part double glazed front door leading to:

ENTRANCE VESTIBULE

4'7" in length (1.42 in length)

Single panel radiator, cloaks hanging space, double doored storage cupboard over housing electric meter and electric trip switches, laminate wood flooring.

Part glazed door off entrance vestibule to:

KITCHEN/BREAKFAST ROOM

15'3" x 11'10" (4.67 x 3.62)

Comprising 1 1/4 bowl UPVC sink unit with mixer tap inset into wood effect work top, range of slow closing drawers and storage cupboards under, space and plumbing for washing machine to the side, tiled splash back, complimented by matching wall units over, adjacent matching wood effect worktop with storage cupboards under, space for range style cooker, tiled splash back, ' STOVES ' stainless steel and glass extractor hood over, complimented by matching wall units over, built in ' BOSCH ' fridge to the side, storage cupboard to the side housing pre-factory lagged hot water cylinder with fitted immersion heater, slatted shelving over, adjacent worktop with storage cupboards under, double panelled radiator, double glazed windows to the side having a westerly aspect, double glazed windows to the front, laminate wood flooring, spotlighting.

Opening off kitchen/breakfast room to:

LOUNGE

18'9" x 17'4" (5.73 x 5.29)

Double glazed windows and twin sliding patio doors to the rear having a favoured southerly aspect, part wood panelled wall with display shelving over, built in double doored storage cupboard with shelving, display shelving over and to the side, laminate wood flooring.

Door off lounge to:

BEDROOM 1

11'6" x 10'0" (3.51 x 3.07)

Double glazed windows to the front, double sliding doored wardrobe with hanging and shelving space, part wood panelled wall with display shelving over.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM

Being part tiled, comprising vanity unit with inset enamelled sink unit with contemporary style mixer tap, two storage cupboards with shelving under, low level wc, tiled flooring, heated hand towel rail, extractor fan, spotlighting, step in fully tiled shower cubicle with built in shower and separate shower attachment, handrail, glass shower screen and door.

Part glazed door off lounge to:

INNER HALL

8'0" in length (2.44 in length)

Double glazed window and French door to the rear having a favoured southerly aspect, single panel radiator, display shelf, laminate wood flooring, under stairs storage space, door giving access to walk-in under stairs storage cupboard with slatted shelving.

Turning staircase with handrail up from inner hall to:

RECEPTION ROOM

18'0" x 17'1" (5.49 x 5.23)

Double glazed windows and door to the rear balcony having a favoured southerly aspect with views of the English Channel, double glazed window to the side having an easterly aspect, two double panelled radiators, laminate wood flooring, spotlighting.

Door off reception room to:

BEDROOM 2

11'10" x 8'11" (3.62 x 2.73)

Double glazed windows to the front with glimpses of the South Downs, single panel radiator, spotlighting.

Door off bedroom 2 to:

EN-SUITE BATHROOM

Being fully tiled, comprising wood panelled bath with mixer tap with separate shower attachment, shower rail and curtain, glass shower screen, three hand grips, vanity unit with enamelled sink unit with contemporary style mixer tap, double doored storage cupboard under, single storage cupboard to the side, mirror over, double doored medicine cabinet to the side, single door medicine cabinet to the side, downlighting,

single panel radiator, vinyl flooring, frosted double glazed windows, spotlighting. Door giving access to walk-in airing cupboard with slatted shelving, ' IDEAL ' wall mounted gas fired combination boiler.

Door off open plan galieried landing to:

BEDROOM 3

11'10" x 10'1" (3.62 x 3.08)

Double glazed windows to the front with glimpses of the South Downs, single panel radiator, built in triple sliding door with one mirrored door wardrobe with hanging and shelving space, access to loft storage space.

Door off reception room to:

BEDROOM 4

16'0" x 9'11" (4.90 x 3.04)

Double glazed windows to the rear having a favoured southerly aspect with views of the English Channel, single panelled radiator, downlighting, built in triple sliding doored wardrobe with hanging and shelving space.

FRONT

25'10" x 39'4" (7.89 x 12.00)

Laid to ' RUMBLESTONE ', parking for numerous vehicles, corner flower bed with a variety of tropical palms, enclosed by low walling, side gate with passageway to the rear garden, side driveway with double gates to:

REAR GARDEN

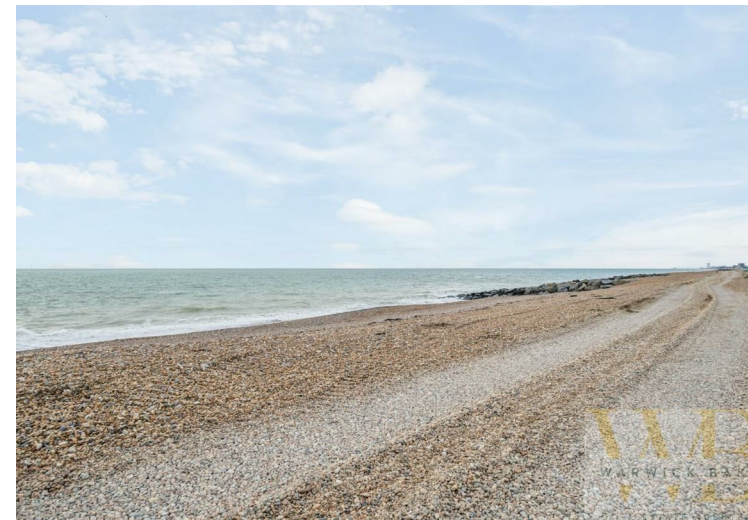
29'0" x 39'4" (8.84 x 12.00)

Having a favoured southerly aspect, patio slab area, ' RUMBLESTONE ' area, lawned area, glazed potting shed, enclosed by fencing and high walls.

GARAGE

16'4" x 9'11" (4.98 x 3.03)

With up and over door, power and lighting, double glazed windows to the side having a westerly aspect.



Havenside, Shoreham-by-Sea, BN43

Approximate Area = 1643 sq ft / 152.6 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1796 sq ft / 166.8 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). Produced for Warwick Baker Estate Agent Ltd. REF: 1227227

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		81	(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	