



31 Beach Green | | Shoreham-By-Sea | BN43 5YE

WB
WARWICK BAKER
ESTATE AGENT



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£785,000

*** £785,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS DETACHED HOME ON SHOREHAM, BEACH.

- SHOREHAM BEACH
- 22'6 X 20'2 LIVING ROOM
- VENDOR SUITED
- DETACHED CHALET BUNGALOW
- CONSERVATORY
- PLEASE CALL - 01273 461144
- EXCELLENT CONDITION
- 196 MODERN KITCHEN
- SOUTHERLY ASPECT GARDENS
- THREE DOUBLE BEDROOMS, MASTER ENSUITE

NESTLED WITHIN WALKING DISTANCE OF THE FOOTBRIDGE, OFFERING EFFORTLESS ACCESS BACK INTO TOWN, AND MERELY SECONDS AWAY FROM THE STUNNING BEACH, THIS CHARMING PROPERTY BOASTS FLEXIBLE LIVING ARRANGEMENTS AND SPACIOUS ACCOMMODATIONS SPREAD GRACEFULLY OVER TWO FLOORS.

AS YOU STEP INSIDE, YOU ARE WELCOMED BY A GENEROUS ENTRANCE HALL THAT SETS THE TONE FOR THIS DELIGHTFUL HOME. THE SOUTHERLY ASPECT LIVING AND DINING ROOM IS DRENCHED IN NATURAL LIGHT, SEAMLESSLY OPENING ONTO A LOVELY CONSERVATORY— PERFECT FOR ENJOYING A CUP OF TEA WHILE BASKING IN THE SUN. THE MODERN REFITTED KITCHEN INVITES CULINARY CREATIVITY AND ALSO OPENS UP TO THE LUSH REAR

GARDENS, CRAFTING A HARMONIOUS INDOOR-OUTDOOR FLOW. ADDITIONALLY, THE GROUND FLOOR FEATURES A COZY BEDROOM AND A SEPARATE MODERN BATHROOM FOR YOUR CONVENIENCE.

VENTURING UPSTAIRS, YOU WILL FIND TWO EXPANSIVE DOUBLE BEDROOMS, EACH OFFERING BREATHTAKING VIEWS OF BOTH THE SEA AND THE SOUTH DOWNS, AS WELL AS A GLIMPSE OF THE CHARMING SURROUNDINGS OF SHOREHAM ITSELF. THE MASTER BEDROOM IS A TRUE SANCTUARY, COMPLETE WITH ITS OWN ENSUITE FOR THAT ADDED TOUCH OF LUXURY.

OUTSIDE, THE PROPERTY PRESENTS A DRIVEWAY WITH OFF-ROAD PARKING FOR SEVERAL CARS, COMPLEMENTED BY A SECLUDED, SOUTHERLY-FACING

REAR GARDEN THAT PROVIDES A PEACEFUL ESCAPE FOR RELAXATION OR ENTERTAINING GUESTS.

THIS IS MORE THAN JUST A HOME; IT'S A LIFESTYLE WAITING TO BE EMBRACED. DON'T MISS THE OPPORTUNITY TO MAKE THIS BEAUTIFUL PROPERTY YOUR OWN!

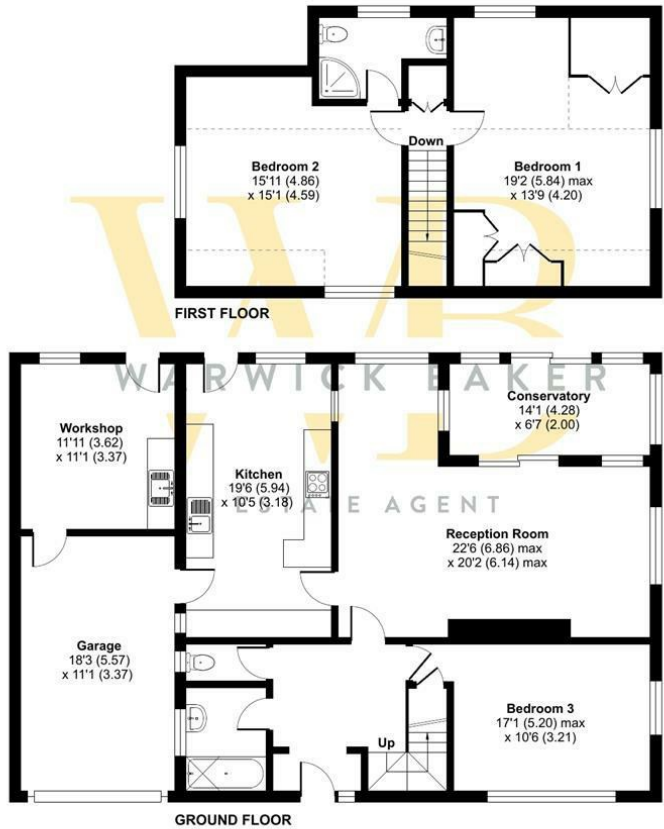
PLEASE CALL 01273 461144



Beach Green, Shoreham-by-Sea, BN43

Denotes restricted head height

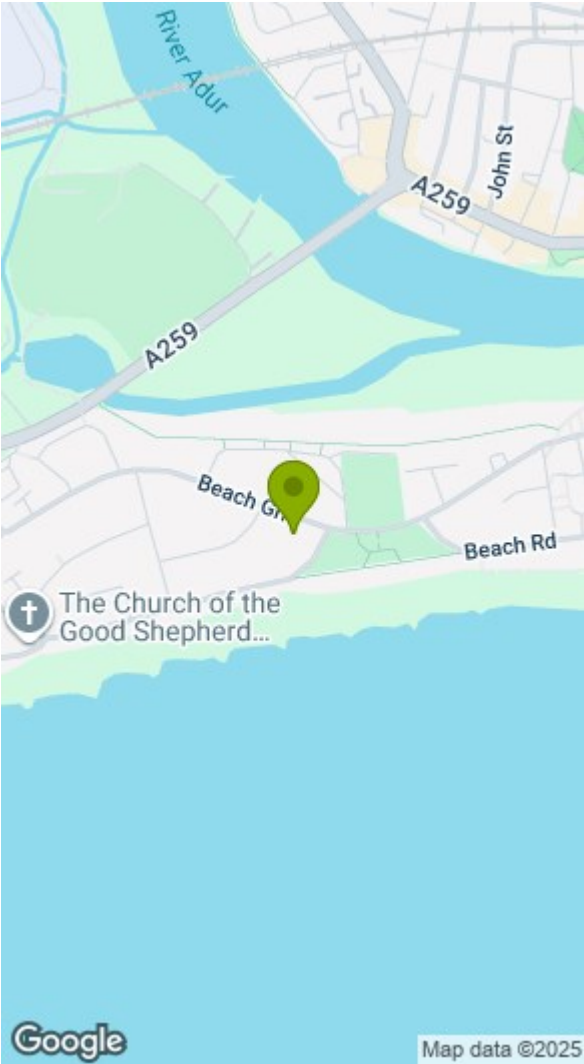
Approximate Area = 1412 sq ft / 131.1 sq m
Limited Use Area(s) = 216 sq ft / 20 sq m
Garage = 339 sq ft / 31.4 sq m
Total = 1967 sq ft / 182.5 sq m
For identification only - Not to scale



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: 1343099

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	