



Harbour Way, Shoreham-By-Sea BN43 5HZ

welcome to

Harbour Way, Shoreham-By-Sea

This is a rare opportunity to purchase this large family home situated in this most sought after location of Shoreham Beach.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

radiator, welcome mat, double cloaks cupboard, under stairs storage cupboard.

Living Room

15' 9" x 13' 4" (4.80m x 4.06m)
radiator, dado rail, tv & tel points, spotlights, wall lights, square archway to an area of 10'9 x 9'9 having a radiator, dado rail, sealed door to the separate annex.

Dining Room/reception 2

13' 4" x 12' 6" (4.06m x 3.81m)
radiator, serving hatch to the kitchen, square archway to the breakfast room.

Kitchen

15' 2" x 8' 6" (4.62m x 2.59m)
fitted kitchen having all and base units, island unit with sink, drainer and cupboards, work surfaces, oven with gas hob, cooker hood, appliance space, door to the side, step down to the breakfast room.

Breakfast/family Room

26' 5" x 8' 9" (8.05m x 2.67m)
a light and airy room having 2 pairs of sliding double glazed patio doors overlooking the swimming pool and garden and giving access also, wall lights, tiled floor, spotlights, feature skylight, breakfast bar, kitchen dresser unit.

Ground Floor Wc/shower Room

wc, wash hand basin, tiled, window, radiator, spot lights, recessed and tiled shower cubicle.

Master Bedroom

13' 4" x 11' 7" (4.06m x 3.53m)
plus a recess, window to the front, double glazed, radiator, tv point, wall lights, fitted wardrobes, easterly aspect room with views, en-suite bathroom.

En-Suite

double shower cubicle, wash hand basin, wc,





radiator/towel rail, tiled walls, spotlights.

Bedroom 2

11' 8" x 11' 4" (3.56m x 3.45m)
double glazed window to the front, radiator, tel & tel points, double glazed sliding patio doors leading to and overlooking a feature ROOF TERRACE which measures 16'8 (widest point) x 13'9 and has artificial grass covering and pleasant views to the sea, downland and the town.

Bedroom 3

15' 2" x 10' 6" (4.62m x 3.20m)
double glazed window to the rear overlooking the swimming pool and garden, fitted wardrobes, radiator, tel & tv points,

Bedroom 4

13' 4" x 9' 1" (4.06m x 2.77m)
plus a recess of 6'8 x 4'6, double glazed window overlooking the swimming pool and garden, spotlights, tel & tv points.

Family Bathroom

double glazed window, radiator, bath with mixer taps, hand shower and screen, fully tiled walls, wash hand basin, wc, shaver point.

Garage

27' 9" x 8' 3" (8.46m x 2.51m)
extending in width to 9'9, electric up and over door, 2 boilers.

Rear Garden

narrowing to the end, paved with shingle, wall enclosed.

Heated Swimming Pool

35' x 19' (10.67m x 5.79m)
the overall enclosure size having sliding panels to open the pool up in the summer months, The pool has just been overhauled by our client. We have been advised that to fill in the swimming pool and

to re-instate the garden will cost in the region of £10,000 for those buyers who do not want a swimming pool

Front Driveway

50' x 22' (15.24m x 6.71m)
approx measurements, brick paved and having off road parking.

Separate 1 Bedroom Annex

adjacent to the main house and having a kitchen/reception area with bay window to the front, sleeping area with feature skylight window and a shower room/wc with access to the rear of the house. This would be idea for home and income.

Garage

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extending in width to 9'9, electric up and over door, 2 boilers.



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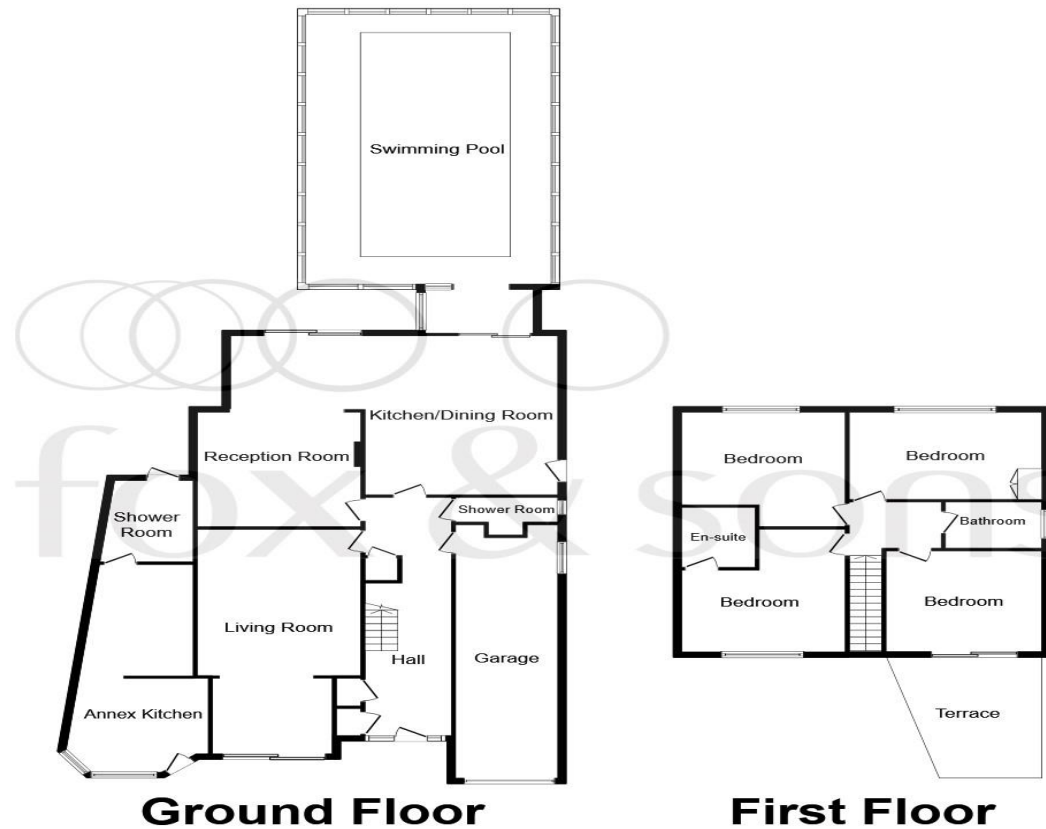
Harbour Way, Shoreham-By-Sea

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- .SHOREHAM BEACH LOCATION
- .DETACHED 4 BEDROOM HOUSE

Tenure: Freehold EPC Rating: C

guide price

£800,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by www.focalagent.com

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Property Ref:
SHM103924 - 0016

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