



Harbour Way | Shoreham by Sea | BN43 5HZ
Offers Over **£900,000**

JS
Signature
jacobs Steel



We are delighted to offer for sale this spacious and extended five bedroom link detached family home benefitting from large West facing rear garden, situated in this popular Shoreham Beach location.



A home of style & sophistication





Property details: Harbour Way | Shoreham by Sea | BN43 5HZ

Key Features

- Five Bedrooms
- Link Detached
- Modern Fitted Kitchen
- Open Plan Kitchen/Dining Room
- Spacious Lounge
- Garden Room/Office
- Main Bedroom With Ensuite And Terrace
- Off Road Parking & Garage/Workshop
- Versatile Living Accommodation
- Walking Distance To Foreshore



5 Bedrooms



3 Bathrooms



2 Reception Rooms



Close To Foreshore

INTERNAL

Pvcu double glazed door through to:- ENTRANCE PORCH East aspect. Comprising pvcu double glazed window, obscure glass pvcu double glazed windows and door through to:-

ENTRANCE HALL Comprising herringbone style engineered oak wood flooring, radiator, single light fitting, stairs to first floor, storage cupboard, coving.

GROUND FLOOR SHOWER ROOM South aspect. Comprising obscure glass port hole window, walk in shower cubicle being fully tiled having integrated shower, low flush wc, hand wash basin with mixer tap, part tiled walls, tiled flooring, ceiling light fitting, extractor fan, wall mounted heated towel rail.

INTERNAL HALLWAY/CLOAKROOM Comprising engineered oak wood flooring, ceiling light fitting with directable spotlights, coving. Door to garage/workshop. Door to Bedroom five.

GROUND FLOOR BEDROOM FIVE East aspect. Comprising pvcu double glazed window, radiator, engineered oak wood flooring, coving, ceiling mounted light fitting with directable spotlights.

MODERN FITTED KITCHEN East aspect. Comprising solid concrete work surfaces with cupboards below and matching eye level cupboards, inset sink unit with contemporary mixer tap and integrated drainer, space for five ring range style oven/cooker with extractor fan over, integrated appliances include dishwasher and washer/dryer. Space and provision for fridge/freezer. Laminate flooring, tiled splash backs, recessed lighting. Opening through to:-

BREAKFAST/DINING AREA Comprising bespoke built in bench with seating for five having storage under, range of built in storage cupboards with solid wood worktop and tiled splash back. Four contemporary pendant light fittings, laminate flooring, internal single glazed bi-folding crittle doors leading out to :-

OPEN PLAN RECEPTION ROOM & LOUNGE AREA

Reception Room: Comprising herringbone style engineered oak wood flooring, two light fittings, opening through to:-

Lounge Area: Comprising herringbone style engineered oak wood flooring, two wall mounted light fitting, log burner, two radiators, single light fitting, door to Entrance Hall.

OPEN PLAN RECEPTION/ORANGERY West and North aspect. Comprising herringbone style engineered oak wood flooring, two contemporary upstanding radiators, fully glazed roof, bi-folding doors out to rear garden.

FIRST FLOOR LANDING North aspect. Comprising large double glazed window, single light fitting, radiator, Karndean LVT, loft hatch access, cupboard housing water tank and slatted shelving.

MAIN BEDROOM East aspect having direct view towards the River Adur and distant downland views. Comprising pvcu double glazed window, built in storage cupboards with hanging rail and shelving. Door to Ensuite. Pvcu double glazed door out onto BALCONY/TERRACE benefitting from panoramic views comprising decking and balustrade surround

INTERNAL Continued....

ENSUITE Comprising walk in shower cubicle with integrated shower and fully tiled walls, low flush wc, hand wash basin with mixer tap, wall mounted heated towel rail, part tiled walls, ceiling light fitting, extractor fan

BEDROOM TWO West aspect. Comprising Karndean LVT, single light fitting, radiator, opening through to dressing area with velux window, pvcu double glazed window.

BEDROOM THREE West aspect. Comprising Karndean LVT, single light fitting, radiator, storage cupboard with hanging rail and shelving, opening through to dressing area with velux window, pvcu double glazed window.

BEDROOM FOUR West aspect. Comprising pvcu double glazed window, Karndean LVT, wall mounted light. Ladder up to mezzanine level with velux window, carpeted flooring, wall mounted light fitting.

MAIN BATHROOM East aspect. Comprising pvcu double glazed window, tile enclosed bath with integrated shower and shower screen, low flush wc, bidet, twin hand wash basins, part tiled walls, radiator, Karndean LVT, single light fitting with directable spotlights, extractor fan.

EXTERNAL

FRONT GARDEN Laid to shingle with path to front door, further area laid to hard standing providing off street parking for approximately two vehicles, leading to garage.

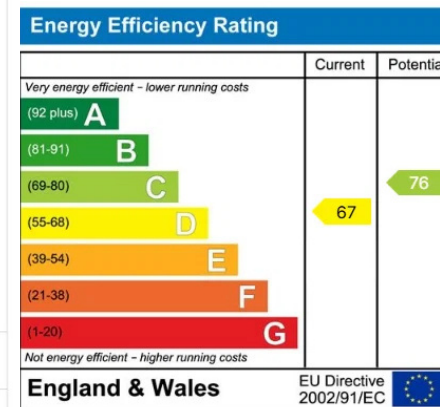
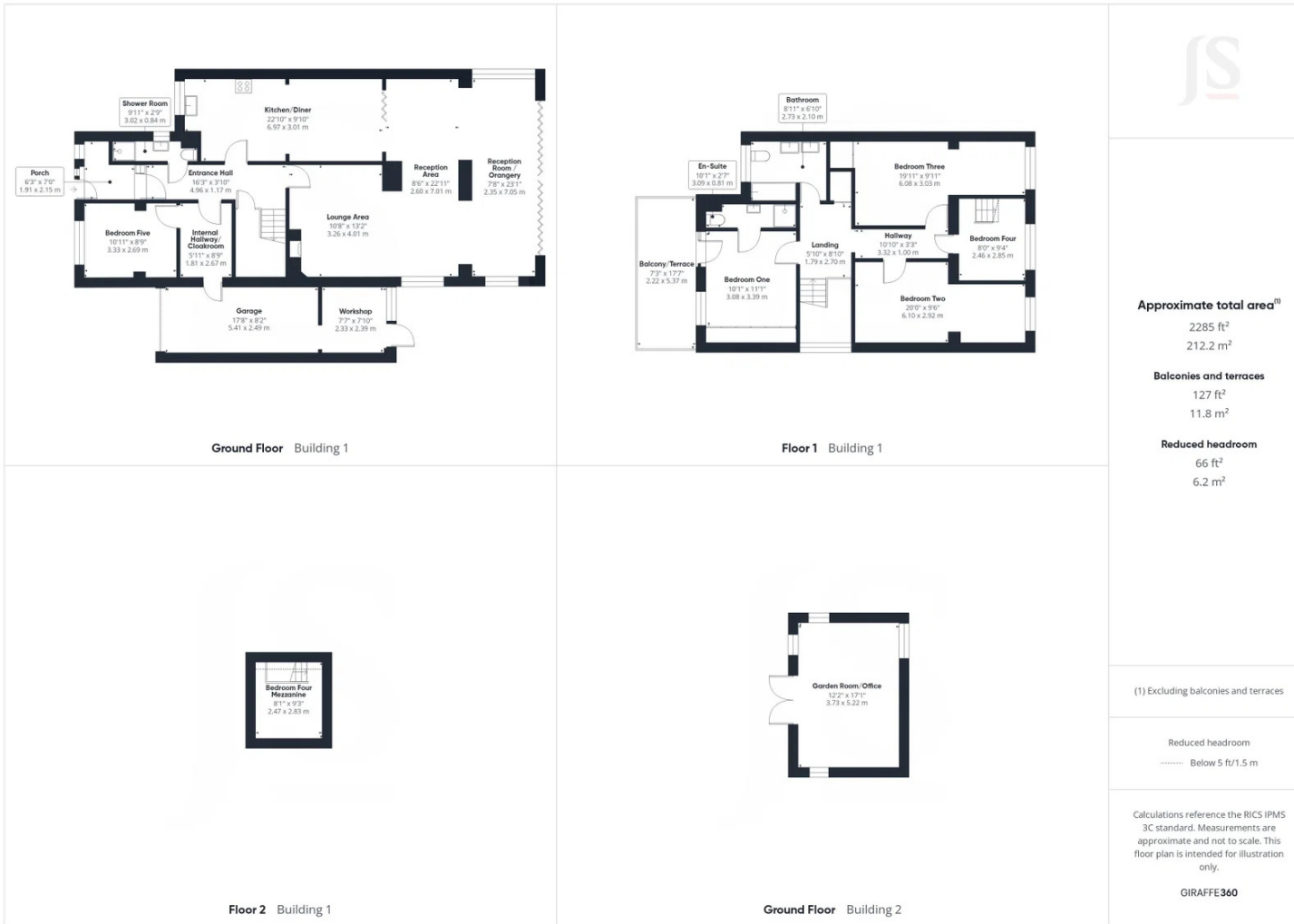
WEST FACING FEATURE REAR GARDEN Stepping out onto large patio area leading onto large lawned area with raised brick and wooden sleeper beds, door to garage/workshop, external power points, outside tap, various mature plant and shrub borders.

TIMBER BUILT OUTBUILDING/OFFICE Benefitting from power and lighting, five strip lights, wall mounted fuseboard, two external lights, switchable potable water supply and soakaway.

GARAGE & WORKSHOP Having up and over door benefitting from power and lighting, housing fuseboard and gas meter, door to Cloakroom/Internal hallway. Door to rear Workshop/Utility space with single glazed timber framed window, door to rear garden.

LOCATION

Conveniently situated close to the River Adur and within approx 200yards of the foreshore. Local shops can be found in Ferry Road, whilst more comprehensive shopping facilities can be found in Shoreham town centre along with a good range of bars and restaurants, facilities such as health centre, library and mainline station is also close by. Brighton and Worthing area both easily accessible and are approx. 6 miles to the East and West respectively.



Property Details:

Floor area (as quoted by Floorplan: 2075 sqft

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.