



45 Cheal Close | | Shoreham-By-Sea | BN43 5RQ

**WB**  
WARWICK BAKER  
ESTATE AGENT





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Offers In Excess Of £550,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED THREE DOUBLE BEDROOM PROPERTY ON SHOREHAM BEACH.

LOCATED MINUTES FROM THE FOOTBRIDGE THE PROPERTY HAS BEEN FULLY RENOVATED TO A HIGH STANDARD.

THE PROPERTY BOASTS AN OPEN PLAN LIVING / DINING / KITCHEN WITH BI-FOLDING DOORS LEADING OUT ONTO A LANDSCAPED REAR GARDEN, & W.C ON THE GROUND FLOOR. ON THE FIRST FLOOR THERE IS A MODERN SHOWER ROOM, TWO DOUBLE BEDROOM & A

- SHOREHAM BEACH
- GARAGE EN BLOC
- OFF ROAD PARKING

- IMMACULATELY PRESENTED
- CLOSE TO THE FOOTBRIDGE
- 01273 461144

- THREE DOUBLE BEDROOMS
- 22'5 KITCHEN / DINNER

- TWO BATHROOMS, GROUND FLOOR W.C
- LOW MAINTENANCE GARDEN



### ENTRANCE HALL

Door to front, side aspect full height window, door to W.C, stairs rising to the First Floor Landing, door to

### LIVING / DINING / KITCHEN

Open plan living space,

### LIVING AREA

**25'11 x 14 (7.90m x 4.27m)**

front aspect window, opening to

### KITCHEN DINING AREA

**22'5 x 15'8 (6.83m x 4.78m)**

Modern fitted bespoke kitchen, range of wall and base units with centre island. Integrated appliances including, dishwasher, inset hob with extractor over, eye level double oven, inset sink unit, space for further appliances. Westerly aspect window and bi-folding doors leading out onto the rear garden.

### UNDERSTAIRS UTILITY / LARDER

Sliding obscure glazed door, space and plumbing for appliances, shelving.

### GROUND FLOOR W.C

Modern matching suite, W.C, wash hand basin, obscure glazed front aspect window.

### FIRST FLOOR LANDING

Doors giving access to the Bathroom, both Bedrooms 2 and 3. Study area with front aspect window with views, stairs turning and rising to the Second Floor.

### BEDROOM 3

**13'7 x 10'3 (4.14m x 3.12m)**

Front aspect window with Easterly views back towards Shoreham Port and Brighton, fitted wardrobes.

### BEDROOM 2

**12'1 x 10'3 (3.68m x 3.12m)**

Westerly aspect window with views of the River Adur, fitted wardrobes.

### STUDY AREA

**8'2 x 7'10 (2.49m x 2.39m)**

### SHOWER ROOM

Modern suite, W.C, wash hand basin, bespoke walk in shower, rear aspect obscure glass window.

### SECOND FLOOR

### MASTER BEDROOM

**20'10 x 13'7 (6.35m x 4.14m)**

Double aspect room, Easterly aspect Velux windows with views towards Shoreham Port, the River Adur, South Downs and Brighton, Westerly aspect window with views back towards Shoreham and the footbridge. Eaves storage, fitted wardrobes, door to

### EN-SUITE

Modern suite, W.C, wash hand basin, walk in shower cubicle, rear aspect obscure glass window.

### OUTSIDE

### FRONT GARDEN

Block paved providing off road parking.

### REAR GARDEN

Block paved for low maintenance, gated rear access.

### GARAGE

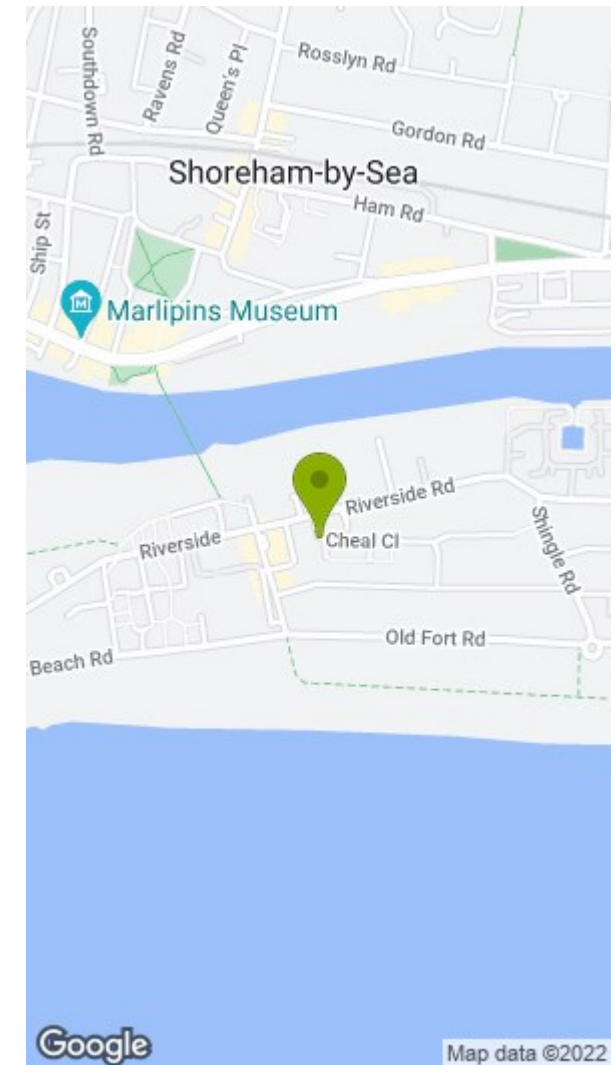
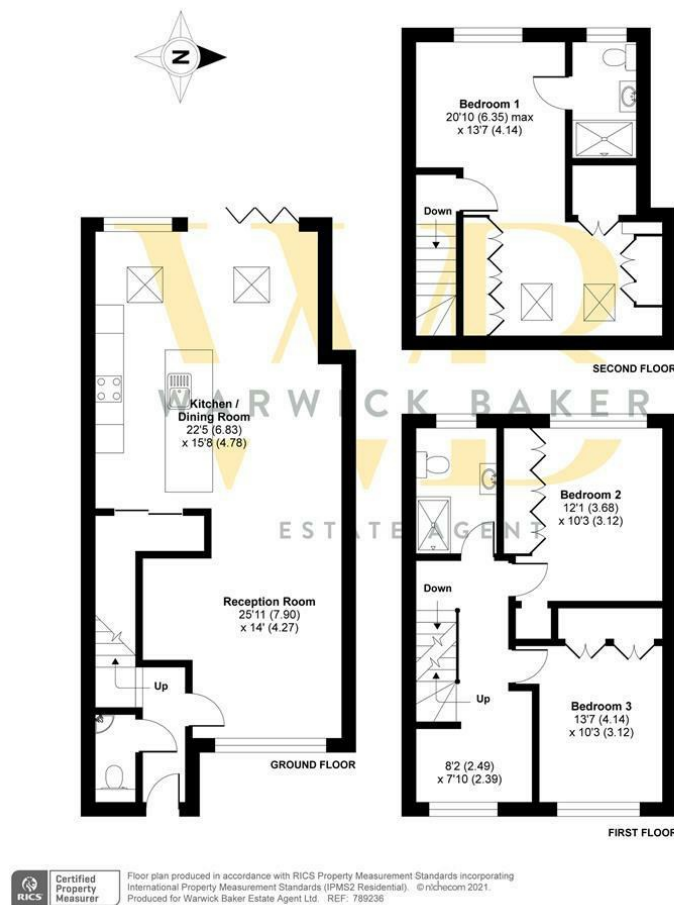
Situated en-bloc at the rear of the property. accessed via Harbour Way.



## Cheal Close, Shoreham-by-Sea, BN43

Approximate Area = 1422 sq ft / 132.1 sq m

For identification only - Not to scale



### 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			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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England & Wales		EU Directive 2002/91/EC	