



17 Sea Spray Avenue | | Shoreham-By-Sea | BN43 5PR





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£525,750

*** £531,500 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS EXTREMELY WELL PRESENTED SEMI-DETACHED HOUSE BUILT CIRCA. 2006, LOCATED WITHIN 500 METRES OF SHOREHAM BEACH. THE PROPERTY BENEFITS FROM 3 DOUBLE BEDROOMS, WEST FACING LIVING ROOM, CONSERVATORY/DINING ROOM, MODERN WELL EQUIPPED KITCHEN, FAMILY SHOWER ROOM, EN-SUITE SHOWER ROOM TO THE MASTER BEDROOM, WEST FACING REAR COURTYARD GARDEN, GARAGE AND PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- 3 DOUBLE BEDROOMS
- WEST FACING LOUNGE
- CONSERVATORY/DINING ROOM
- MODERN KITCHEN
- MODERN SHOWER ROOM
- EN-SUITE SHOWER TO MASTER BEDROOM
- WEST FACING COURTYARD GARDEN
- GARAGE IN COMPOUND
- PARKING SPACE

Part double glazed front door leading to ENTRANCE

11'9" metres in length, (3.59 metres in length.)

Coir door mat, floor to ceiling contemporary style radiator, tiled flooring, spotlighting.

Opening off entrance hall to:

KITCHEN

11'1" x 6'3" (3.39 x 1.93)

Comprising 1 1/4 bowl enamel sink unit with contemporary mixer tap inset into wood worktop with storage cupboard under, built in integrated ' BOSCH ' dishwasher to the side, tiled splash back complemented by matching wall unit over, matching adjacent wood worktop with inset 'BOSCH ' gas four ring hob, range of slow closing drawers under, corner carousel cupboard to the side, pull out bin unit, built in ' BOSCH ' washing machine to the side, tiled splash back, stainless steel splash back, contemporary style extractor fan over, complimented by matching wall units over with under counter lighting, built in ' BOSCH ' fridge and freezer to the side, built in ' BOSCH ' electric oven under to the side, ' BOSCH ' microwave/oven over, storage cupboard over, drawer below, double glazed window with plantation shuttering to the front having an easterly aspect, tiled flooring, spotlighting.

Glass door with oak frame off entrance hall to:

LOUNGE

16'0" x 13'4" (4.89 x 4.08)

Being ' L ' shaped, double panel radiator, floor to ceiling contemporary style radiator, folding oak door giving access to under stairs storage cupboard, space and plumbing for tumble dryer, double doored storage cupboard with shelving, double doored storage cupboard over, ' KARNDEAN ' flooring.

Opening off lounge to:

CONSERVATORY/DINING ROOM

12'3" x 8'1" (3.74 x 2.47)

Double glazed windows and twin double glazed French doors to the rear having a westerly aspect, vaulted double glazed roof with blinds, oak flooring.

Oak door off entrance hall to:

GROUND FLOOR CLOAK ROOM

Comprising low level wc, vanity unit with enamelled sink unit with contemporary style mixer tap, two drawers under, glass back splash, heated hand towel rail, high level double doored storage cupboard housing electric trip switches, tiled flooring, frosted double glazed window.

Turning staircase with bannister and spindles up from entrance hall to first floor landing.

Oak door off first floor landing to:

BEDROOM 2

13'3" x 10'1" (4.06 x 3.09)

Double glazed windows with plantation shuttering to the rear having a westerly aspect, double panel radiator, built in double mirrored door wardrobe with hanging and shelving space, single built in wardrobe to the side with hanging and shelving space.

Oak door off first floor landing to:

BEDROOM 3

13'4" x 8'11" (4.08 x 2.73)

Double glazed windows with plantation shuttering to the front having an easterly aspect, built in double doored wardrobe with hanging and shelving space, single door built in wardrobe to the side with hanging and shelving space, single panel radiator.

Oak door off landing to:

SHOWER ROOM

Being part tiled comprising vanity unit with enamelled sink unit with contemporary style mixer tap, two drawers under, low level wc, heated hand towel rail, KARNDEAN ' flooring, spotlighting, extractor fan, step in fully tiled shower cubicle with built in shower and rainfall style shower head separate shower attachment, folding glass shower screen.

Turning staircase with bannister and spindles up from first floor landing to:

SECOND FLOOR LANDING

Double doors off to walk in storage cupboard housing '

POTTERTON ' gas fired combination boiler, door giving access to eaves storage space.

Oak door off second floor landing to:

BEDROOM 1

12'0" x 9'8" (3.66 x 2.97)

Double glazed windows with plantation shuttering to the front having an easterly aspect, recessed storage space, double panel radiator with cover, two built in double door wardrobes with hanging and shelving space, single built in storage cupboard, access to loft storage space.

Oak door off bedroom 1 to:

EN SUITE SHOWER ROOM

Being part tiled, comprising fully tiled shower cubicle with built in shower with rainfall style shower head and separate shower attachment, folding glass shower screen, vanity unit with enamelled wash hand basin with contemporary style mixer tap, two drawers under, low level wc, heated hand towel rail, part sloping ceiling with ' VELUX ' window, spotlighting, extractor fan, KARNDEAN ' flooring.

FRONT GARDEN

With patio slab pathway to the front door laid to beach shingle with various flower, tree and tropical plants.

REAR GARDEN

13'11" x 13'9" (4.26 x 4.20)

Being of irregular shape, access gained via conservatory/dining room, laid totally to astro turf, patio slab area, enclosed by high brick walls to two sides, fencing to the southern side, feature wood trellising with matching seat, having a westerly aspect, side gate giving access to the garage compound.

GARAGE

19'1" x 8'7" (5.83 x 2.62)

Up and over door, power and lighting with parking space for 1 car to the front.

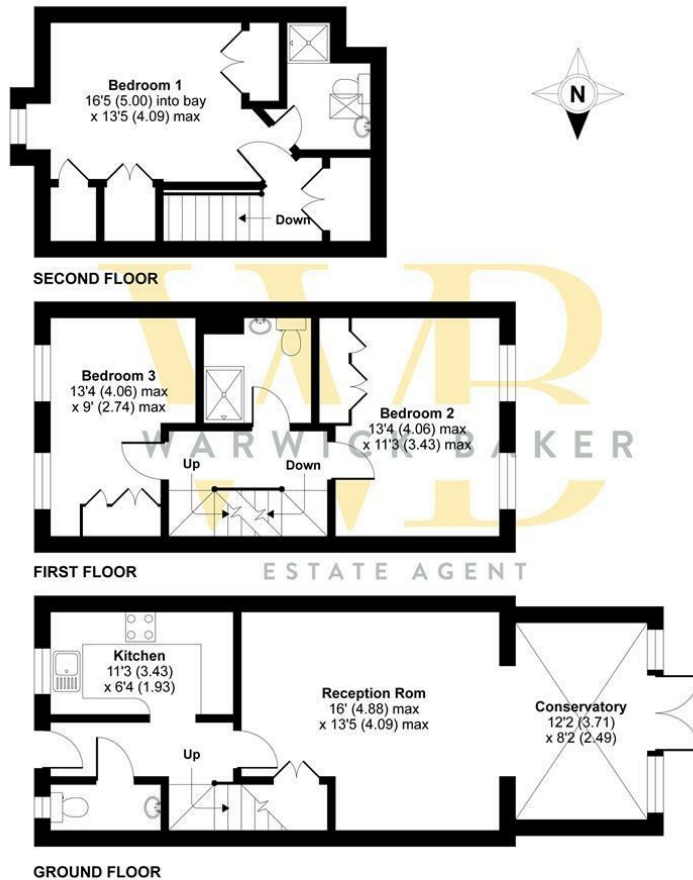
ESTATE MANAGEMENT CHARGE

There is an annual Estate Management Charge of approx. £200 per annum which is paid 6 monthly

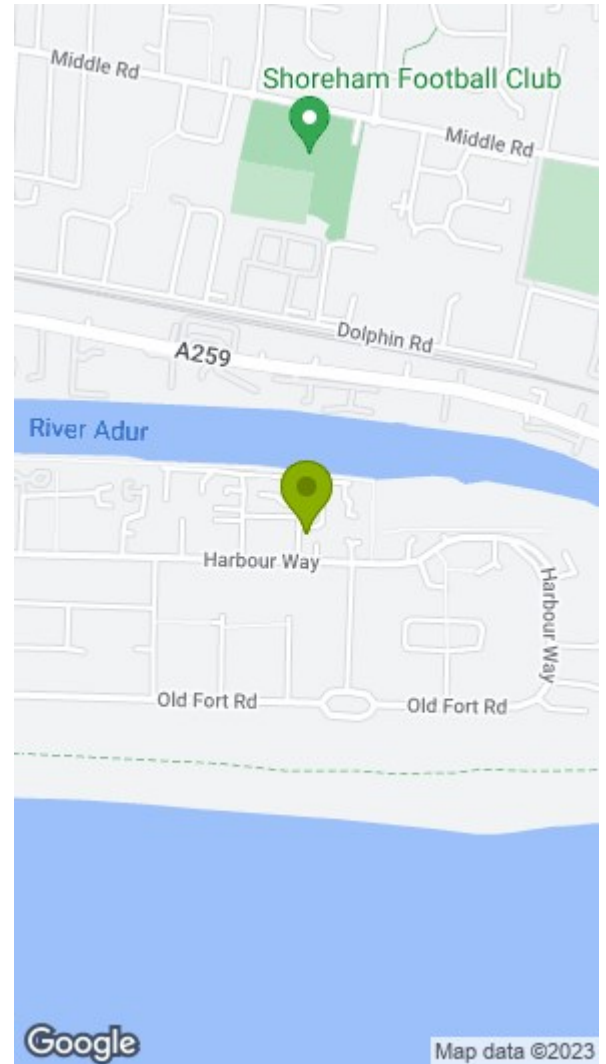


Sea Spray Avenue, Shoreham-by-Sea, BN43

Approximate Area = 1127 sq ft / 104.6 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 791377



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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		88	(92 plus) A		87
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	76	
(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	