

8 Harbour Way | | Shoreham-By-Sea | BN43 5HG

WARWICK BAKER
ESTATE AGENT







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£575,000

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Warwick Baker Estate Agents are thrilled to present this beautifully maintained semi-detached house, perfectly situated just a short 10-minute stroll from local shops, the beach, and the pedestrian bridge that leads to the vibrant town centre. You'll also appreciate the convenience of having the mainline railway station, offering access to London Victoria in just 80 minutes, within 1 mile.

This inviting property features an impressive 18-foot entrance hall, a spacious dual-aspect 22-foot lounge through dining room, and a modern 15-foot kitchen/breakfast room that invites culinary creativity. With three generously sized double bedrooms, a family bathroom, and a separate cloakroom, there's no shortage of space here.

- 18' ENTRANCE HALL
- FAMILY BATHROOM
- 40' SOUTH FACING REAR GARDEN
- THREE DOUBLE BEDROOMS
- SEPARATE CLOAKROOM
- 10' SUMMERHOUSE
- 22' LOUNGE THROUGH DINING ROOM
- 30' FRONT OFF ROAD PARKING FOR THREE VEHICLES
- 15' KITCHEN/BREAKFAST ROOM
- INTEGRAL GARAGE

Front door leading to:

ENTRANCE HALL
18'0" inlength (5.50 inlength)
Two frosted double glazed windows to the front, solid wood flooring, contemporary style double panelled radiator, door giving access to understairs storage cupboard.

Door off entrance hall to:

LOUNGE THROUGH DINING ROOM
22'8" x 12'0" (6.93 x 3.66)
Being dual aspect, double glazed windows to the front, twin double glazed sliding patio doors to the rear having a favoured southerly aspect, feature gas fire place with marble surround and hearth, solid wood flooring, contemporary style floor to ceiling double panelled radiator.

Door off lounge through dining room to:

KITCHEN/BREAKFAST ROOM
15'3" x 9'10" (4.65 x 3.00)
Comprising ' CORIAN ' style work top with inset 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap, range of slow closing cupboards under, built in integrated ' BOSCH ' dishwasher to the side, built in ' BOSCH ' washing machine to the side, matching ' CORIAN ' style backsplash, space for American style fridge/freezer to the side, adjacent matching worktop with inset ' BOSCH ' four ring induction hob, range of drawers and cupboards under, matching ' CORIAN ' style backsplash, ' BOSCH ' contemporary style extractor hood over, built in ' NEFF ' double electric oven to the side, storage cupboard over, two drawers under, further adjacent matching worktop with cupboards under corner carousel unit to the side, matching ' CORIAN ' style backsplash, complemented by matching wall units over, larder style storage cupboard to the side with drawers, storage cupboard to the side housing ' VAILLANT ' wall mounted gas fired combination boiler, tiled flooring, double panelled radiator, double glazed windows and part double glazed French door to the rear having a favoured southerly aspect, LED downlighting.

Stairs up from entrance hall to:

LANDING
10'0" x 3'8" (3.07 x 1.13)
Access to loft storage space.

Door off landing to:

BEDROOM 1
15'1" x 12'3" (4.62 x 3.75)
Double glazed windows to the front, double panelled radiator, door giving access to walkin storage cupboard with shelving.

Door off landing to:

BEDROOM 2
16'5" x 9'11" (5.02 x 3.03)
Double glazed windows to the rear having a favoured southerly aspect, double panelled radiator.

Door off landing to:

BEDROOM 3
12'3" x 8'11" (3.75 x 2.73)
Double glazed windows to the front, single panel radiator

Door off landing to:

FAMILY BATHROOM
Being part tiled, comprising panel bath with contemporary style mixer tap, built in shower with a rainfall style shower head with separate shower attachment, glass shower screen, pedestal wash hand basin with contemporary style mixer tap,low level wc, heated hand towel rail, frosted double glazed window, riled flooring spot lighting, door giving access to walk in airing cupboard.

Door off landing to:

SEPARATE CLOAKROOM
Comprising low level wc, frosted double glazed window, solid wood flooring.

FRONT
30'4" x 19'11" (9.27 x 6.08)
Laid to brick hardstanding with off road parking for three vehicles, corner raised flower bed, side gate giving access to the rear garden.

INTEGRAL GARAGE
17'9" x 9'6" (5.42 x 2.91)
With electric up and over door, power and lighting, door giving access to the entrance hall.

REAR GARDEN
40'1" x 31'3" (12.22 x 9.54)
Having a favoured southerly aspect, laid to patio slabs, two raised flower beds with tropical plants and uplighting, lawned area, timber built summer house 3.25 x 2.39 (10'7" x 7'10" with power, all enclosed by high fencing and walling.





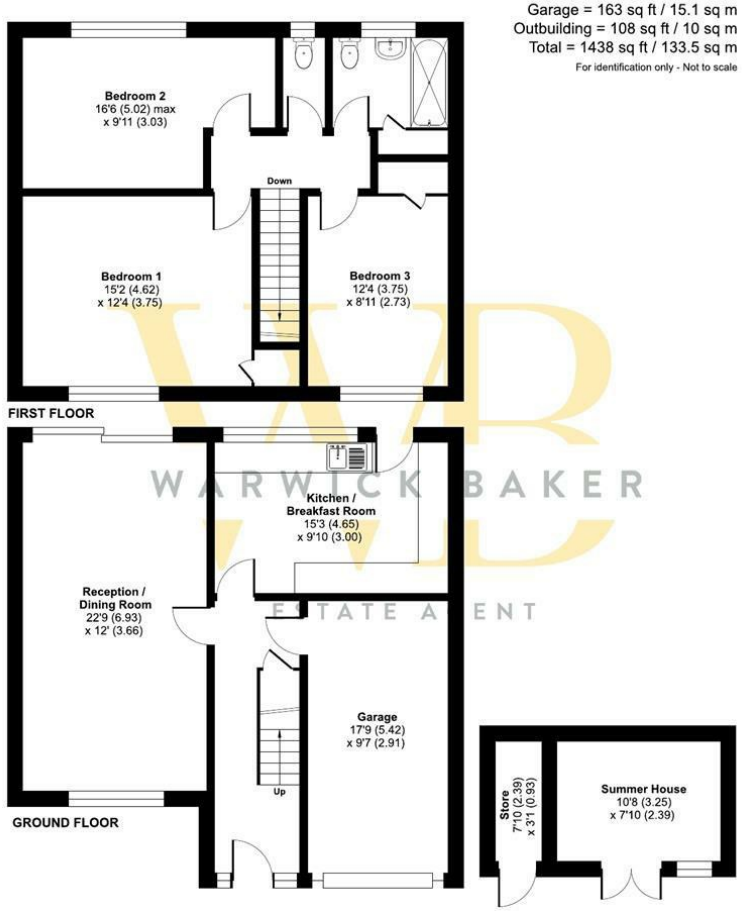






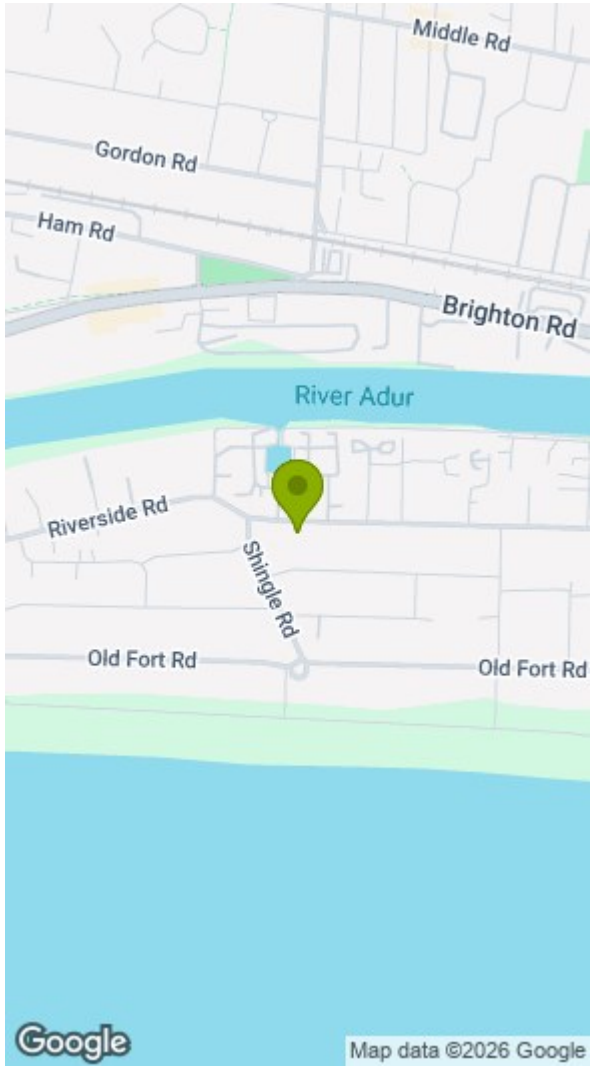
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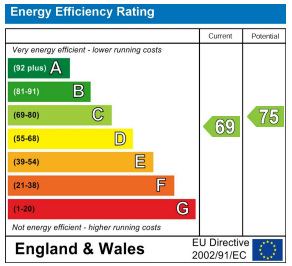
Approximate Area = 1167 sq ft / 108.4 sq m
Garage = 163 sq ft / 15.1 sq m
Outbuilding = 108 sq ft / 10 sq m
Total = 1438 sq ft / 133.5 sq m
For identification only - Not to scale

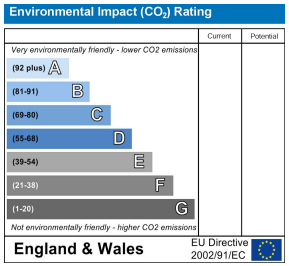


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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1424216







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* 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