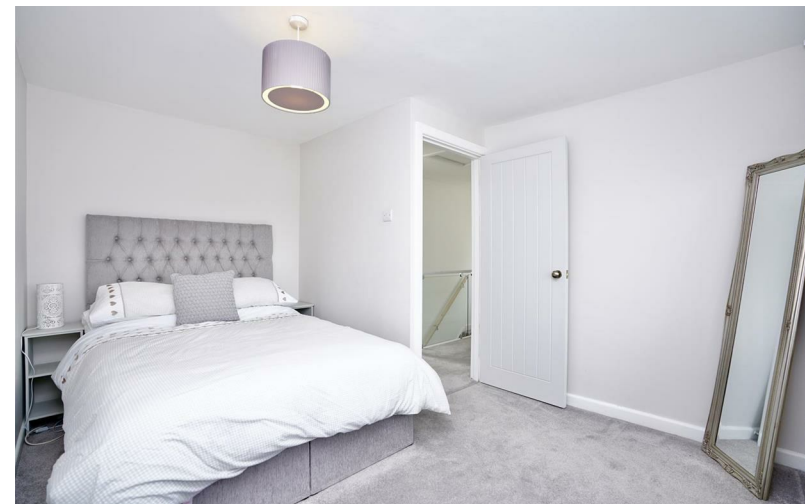




18 Falcon Close | | Shoreham Beach | BN43 5HN

WB
WARWICK BAKER
ESTATE AGENT



18 Falcon Close | | Shoreham Beach | BN43 5HN

£675,000

*** £675,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS DETACHED HOUSE WITHIN WALKING DISTANCE TO THE BEACH, LOCAL SAILING CLUBS AND THE POPULAR SHOPS, CAFES AND RESTAURANTS OF FERRY ROAD SITTING ON A QUIET CLOSE IN A HIGHLY SOUGHT AFTER LOCATION, OFF OF OLD FORT ROAD.

SET BACK FROM THE ROAD BEHIND ITS WELL-MAINTAINED GARDENS, THIS IMPRESSIVE SHOREHAM BEACH HOME COMBINES A SPACIOUS LIVING/DINING ROOM, LARGE FULLY FITTED KITCHEN AND THREE GENEROUSLY PROPORTIONED BEDROOMS TO CREATE A HIGHLY VERSATILE FAMILY HOME.

ARRANGED OVER TWO STOREYS WITH A STYLISH CLEAN LINE DESIGN SCHEME THAT DEMONSTRATES AN IMPRESSIVE ATTENTION TO DETAIL.

VIEWING IS ESSENTIAL TO APPRECIATE THIS FANTASTIC PROPERTY - 01273 461144

- OPPOSITE THE BEACH
- DETACHED HOUSE
- IMMACULATE CONDITION
- MODERN CONTEMPORARY
- THREE BEDROOMS
- GARAGE AND OFF ROAD PARKING
- 19FT SOUTH FACING TERRACE
- LANDSCAPED GARDENS
- QUIET LOCATION
- PLANNING PERMISSION WITH PLANS TO EXTEND

ENTRANCE HALL

9'9 x 19'9 (2.97m x 6.02m)

Double glazed door to front, Double glazed front aspect window, stairs turning and rising to the first floor landing, doors to Kitchen Breakfast Room and Living Room.

LIVING ROOM

11'11 x 19'11 (3.63m x 6.07m)

Double glazed front aspect window with views, modern fireplace, archway to Dining Room, door to Entrance Hall.

DINING ROOM

11'11 x 19'5 (3.63m x 5.92m)

Double glazed patio doors to conservatory, door to Office/Study.

OFFICE / STUDY

6'5 x 6'5 (1.96m x 1.96m)

KITCHEN BREAKFAST ROOM

9'9 x 19'10 (2.97m x 6.05m)

Range of wall and base level units, with space for Range cooker and extractor over, inset single bowl single drainer sink unit, space for appliances, rear aspect double glazed window, sliding door to Utility Room, door giving access to Entrance Hall.

CONSERVATORY

7'7 x 14' (2.31m x 4.27m)

Double glazed side and rear aspect windows, with patio doors leading out onto the rear garden, patio doors giving access to the Dining Room and Kitchen Breakfast Room.

UTILITY ROOM

Space and plumbing for appliances, doors giving access to Kitchen Break Fast Room, Integral Garage, Rear Garden and Front Garden

DOWNSTAIRS WC

Corner wash hand basin, wc and rear aspect double glazed obscure glass window.

LANDING

Large open area with sliding patio doors out on to the South Facing Terrace, stunning views across Falcon Close with distant views of the sea., double glazed side aspect window over the stairs.

MASTER BEDROOM

12' x 14'11 (3.66m x 4.55m)

Double glazed front aspect window with Southerly aspect views.

EN SUITE

11'11 x 4'5 (3.63m x 1.35m)

Modern suite, comprising large walk in shower, basin and w.c, double glazed obscure glass rear aspect window.

BEDROOM 2

11'3 x 9'7 (3.43m x 2.92m)

Being L-Shaped, with a rear aspect double glazed window.

BEDROOM 3

9'6 x 6'5 (2.90m x 1.96m)

Front aspect double glazed window.

BATHROOM

9'8 x 6'6 (2.95m x 1.98m)

Modern suite comprising corner shower, panel enclosed bath, wash hand basin and wc, rear aspect double glazed obscure glass window.

SOUTH FACING SUN TERRACE

19' x 9'03 (5.79m x 2.82m)

With a Southerly aspect, laid to decking with stunning views over Falcon Close beyond Old Fort Road and distant sea glimpses.

OUTSIDE

FRONT GARDEN

Driveway proving off road parking for numerous cars. Being landscaped with a large area of lawn, side gate proving access to the Utility Room.

INTEGRAL GARAGE

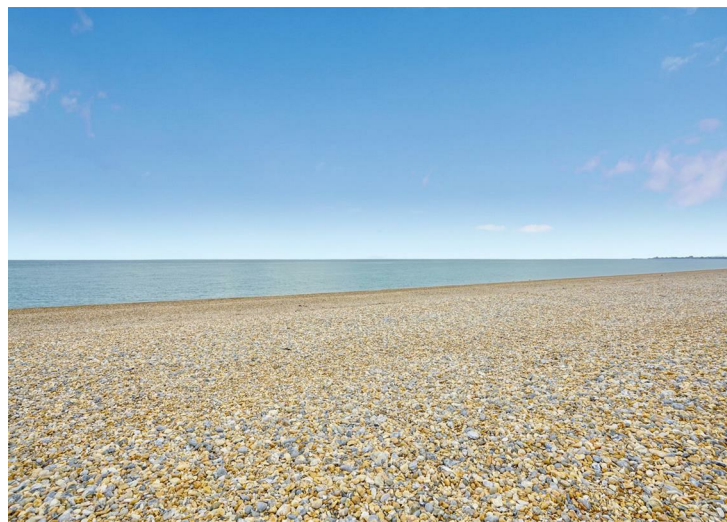
17'10 x 9'7 (5.44m x 2.92m)

Metal up and over door, power and light, internal door to Utility Room.

REAR GARDEN

Being secluded with areas of lawn, patio and a sunken decked area.

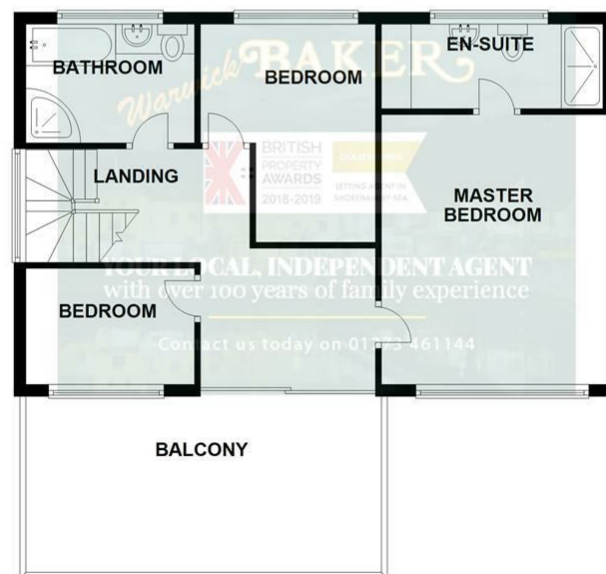
Current planning permission exists to extend this family house still further (subject to the correct consents). Plans available in the office or on request.



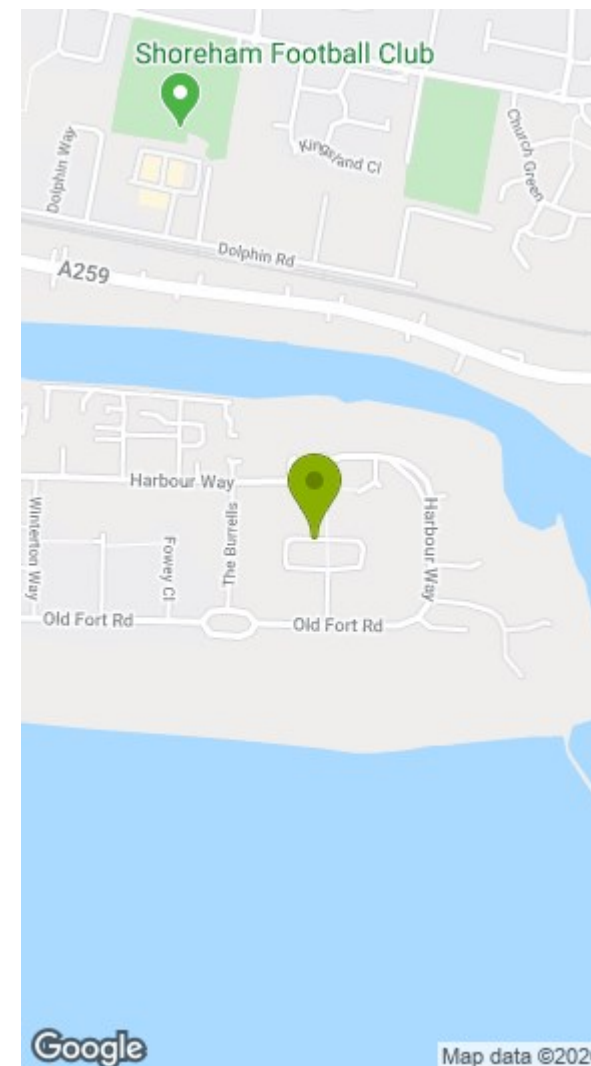
GROUND FLOOR



FIRST FLOOR



TOTAL AREA: APPROX. 178.5 SQ. METRES (1921.5 SQ. FEET)



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