



6 Kingston Bay Road | | Shoreham-By-Sea | BN43 5HP

WB
WARWICK BAKER
ESTATE AGENT



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£1,500,000

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WARWICK BAKER ESTATE AGENTS ARE PLEASED TO PRESENT TO THE MARKET THIS UNIQUE PROPERTY ON SHOREHAM BEACH WITH ARGUABLY SOME OF THE BEST VIEWS IN SHOREHAM OF THE RIVER ADUR, RIVER MOUTH AND HARBOUR. THE PROPERTY CONSISTS OF FLEXIBLE, SPACIOUS LIVING ACCOMMODATION SET OVER TWO FLOORS, WITH A KITCHEN / DINING ROOM, TV ROOM, STUDY, UTILITY ROOM, SUN ROOM, AND SWIMMING POOL ON THE GROUND FLOOR, FIVE DOUBLE BEDROOMS, MASTER WITH EN SUITE, FAMILY BATHROOM, AND A 30FT LIVING ROOM AND WRAP AROUND BALCONY WITH STUNNING VIEWS ON THE FIRST FLOOR. OUTSIDE THE PROPERTY BENEFITS FROM WELL MANICURED GARDENS ON ALL SIDES AND A PATIO AND BBQ AREA ON THE HARBOUR WALL WITH AMAZING VIEWS OF THE RIVER.

THE PROPERTY HAS TO BE SEEN TO BE APPRECIATED - 01273 461144

- STUNNING VIEWS
- 24FT BALCONY WITH RIVER VIEWS
- FIRST FLOOR BALCONY WITH VIEWS
- DETACHED HOUSE
- UNIQUE PROPERTY
- NO UPWARD CHAIN
- INDOOR SWIMMING POOL
- PARKING FOR NUMEROUS CARS
- FIVE BEDROOMS
- WELL MAINTAINED GARDENS

ENTRANCE HALL

Door to front, doors giving access to TV Room, store room and inner hallway.

TV ROOM

12'11 x 9'04 (3.94m x 2.84m)

Double glazed rear aspect window with views.

INNER HALLWAY

15' x 11'10 (4.57m x 3.61m)

Double glazed front aspect windows over looking the gardens, doors giving access too Kitchen / Diner, Study and inner lobby.

STUDY

Numerous storage cupboards and shelving.

INNER LOBBY

Stair and separate lift rising to the First Floor Landing.

KITCHEN / DINING ROOM

22'03 x 12'09 (6.78m x 3.89m)

Extensive range of wall and base level units with work surfaces, inset sink and drainer unit, space for appliances, double glazed sliding doors giving access to to Westerly aspect garden, door to

UTILITY ROOM

10'02 x 9'11 (3.10m x 3.02m)

Shelving, space and plumbing for appliances. Door to

INDOOR SWIMMING POOL.

34 x 18' (10.36m x 5.49m)

Tiled floor and walls, sunken heated

swimming pool, side aspect windows, doors to Sun Room and Shower Room.

SUN ROOM

12'04 x 11'11 (3.76m x 3.63m)

Double glazed side aspect windows, double glazed french doors leading out onto the rear Garden.

FIRST FLOOR LANDING

Doors giving access to all rooms, skylights, stairs rising to roof access, door to lift, storage cupboards.

LIVING ROOM

30' x 17'04 (9.14m x 5.28m)

Double glazed side and rear aspect windows with views, patio doors leading out onto the balcony, Small kitchen area with sink, further patio doors.

FIRST FLOOR BALCONY

24' x 6'06 (7.32m x 1.98m)

Stunning views of the River Adur and river mouth, distant views of Brighton and the South Downs.

MASTER BEDROOM

15' x 15' (4.57m x 4.57m)

Double glazed side aspect windows with views, extensive range of fitted wardrobes, door to balcony, door to

EN SUITE BATHROOM

9'07 x 5'110 (2.92m x 1.52m)

Roll top claw foot bath, pedestal wash hand basin, low level W.C, double glazed side aspect window.

BEDROOM 2

15'08 x 10'05 (4.78m x 3.18m)

Double glazed side aspect window with views.

BEDROOMS 3

15' x 11' (4.57m x 3.35m)

Double glazed windows with a Westerly aspect and views.

BEDROOM 4

12'08 10' (3.86m x 3.05m)

Double glazed windows with a Westerly aspect and views.

BEDROOM 5

12' x 12'02 (3.66m x 3.71m)

Double glazed windows with a Southerly aspect and views.

BATHROOM

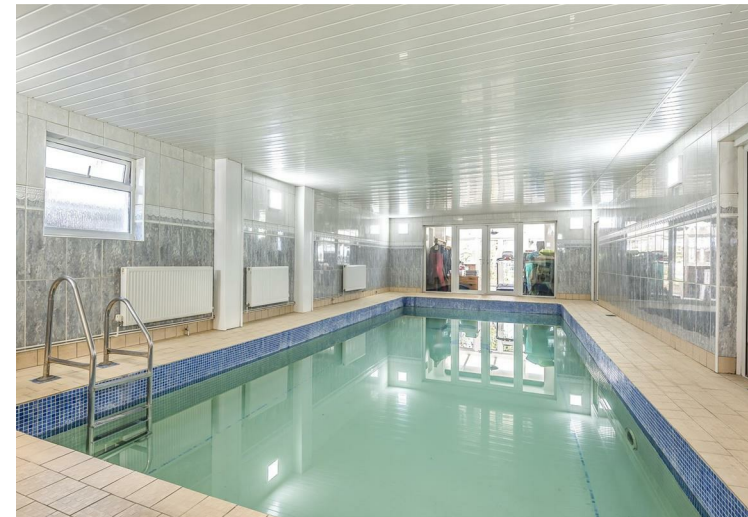
9'03 x 5'07 (2.82m x 1.70m)

Moder suite, comprising panel enclosed bath, pedestal wash hand basin, low level W.C, double glazed obscure glass window.

OUTSIDE

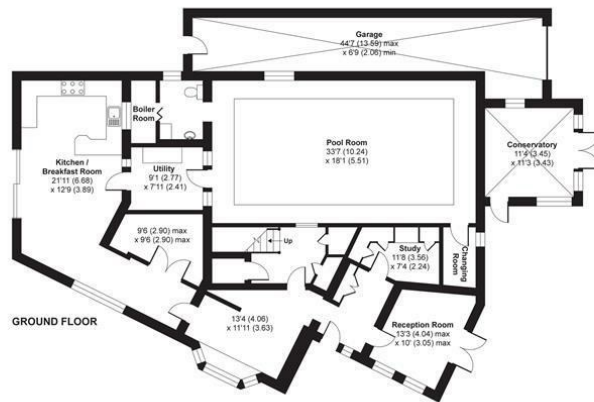
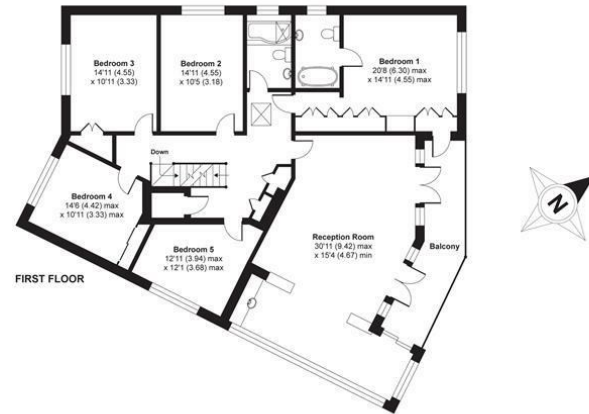
There is off road parking to the front of the property on the drive way for numerous cars. Well manicures gardens to the side with a Westerly aspect off of the Kitchen Dining Room with an area of lawn and flower and shrub borders.

Further areas of lawn and patio can be find along the harbour wall with stunning views of the River Adur and river mouth, distant views of Brighton and the South Downs.



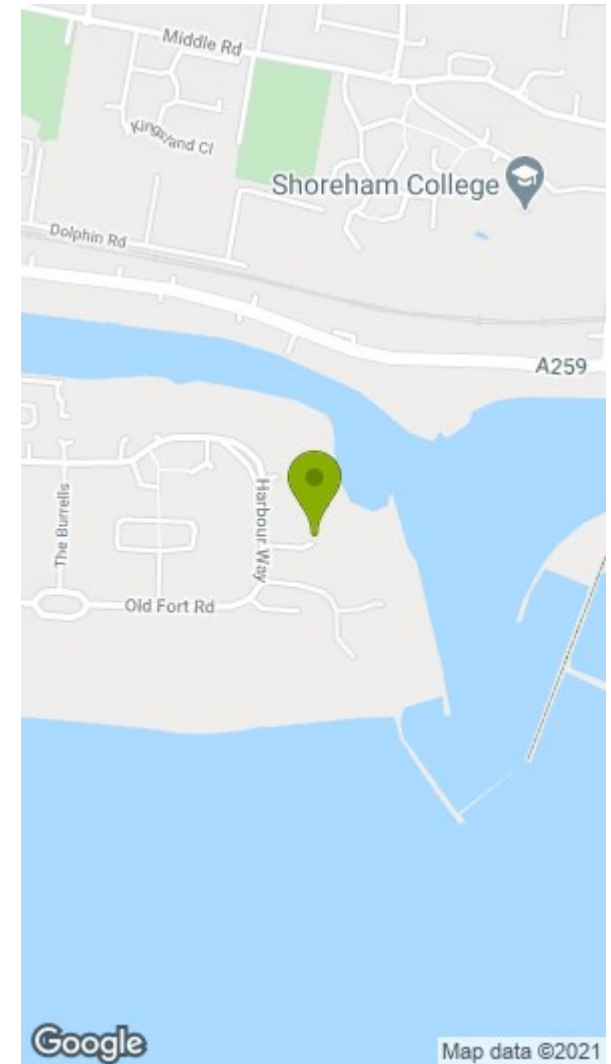
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APPROX. GROSS INTERNAL FLOOR AREA 4020 SQ FT 373.5 SQ METRES
(EXCLUDES CONSERVATORY & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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

