

39 Ship Street | | Shoreham-By-Sea | BN43 5DH

WARWICK BAKER
ESTATE AGENT







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Offers In Excess Of £399,950

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WARWICK BAKER ESTATE AGENTS ARE EXCITED TO PRESENT THIS CHARMING GRADE II LISTED COTTAGE, LOCATED IN THE VIBRANT HEART OF SHOREHAM TOWN CENTRE. THIS HISTORIC PROPERTY IS FILLED WITH CHARACTER AND OFFERS A UNIQUE COMBINATION OF COZINESS AND SPACE, IDEAL FOR THOSE LOOKING FOR THEIR PERFECT HOME. HIGHLIGHTS INCLUDE A GENEROUS 20' LIVING ROOM, A WELL-APPOINTED KITCHEN/BREAKFAST ROOM, TWO SPACIOUS DOUBLE BEDROOMS, TWO BATHROOMS, A WEST-FACING REAR GARDEN, AND AN OUTBUILDING/STUDIO SPACE. WITH NO UPWARD CHAIN, THIS IS A MUST-SEE! INTERNAL VIEWING IS STRONGLY RECOMMENDED BY THE VENDORS' SOLE AGENT.

- CHARMING COTTAGE
- 11'7 x 10'5 BEDROOM TWO ON THE FIRST FLOOR
- VACANT - NO CHAIN
- TOWN CENTRE LOCATION
- 14'11 X 11'7 MASTER BEDROOM WITH ENSUITE ON THE SECOND FLOOR
- PLEASE CALL 01273 461144 TO VIEW
- 20'4 x 11'7 LIVING / DINING ROOM
- OUTSIDE UTILITY / OUTHOUSE
- EXTENDED KITCHEN / BREAKFAST ROOM
- WALLED WESTERLY ASPECT GARDEN

AS YOU ASCEND TO THE FIRST FLOOR, YOU DISCOVER A BEAUTIFULLY APPOINTED DOUBLE BEDROOM ALONGSIDE A CHIC BATHROOM, OFFERING A SERENE ESCAPE FOR GUESTS OR FAMILY. VENTURING FURTHER UP TO THE SECOND FLOOR, YOU'LL BE CAPTIVATED BY THE MASTER BEDROOM, COMPLETE WITH ITS OWN ENSUITE SHOWER ROOM, PROVIDING A PRIVATE HAVEN FOR REJUVENATION.

OUTSIDE, THE PROPERTY BOASTS A WONDERFUL WALLED GARDEN WITH A PLEASING WESTERLY ASPECT, A SPLENDID SPOT TO BASK IN THE AFTERNOON SUN OR ENJOY ALFRESCO DINING. AN ACCOMPANYING OUTHOUSE ADDS PRACTICALITY AND ADDITIONAL STORAGE, COMPLETING THIS CHARMING PICTURE.

THIS COTTAGE PRESENTS A RARE OPPORTUNITY TO OWN A PIECE OF SHOREHAM'S VIBRANT ATMOSPHERE, WHERE EVERY CORNER BECKONS YOU TO CREATE BEAUTIFUL MEMORIES.

OFFERED WITH NO ONWARD CHAIN, PLEASE CALL 01273 461144 TO BOOK AN APPOINTMENT TO VIEW.





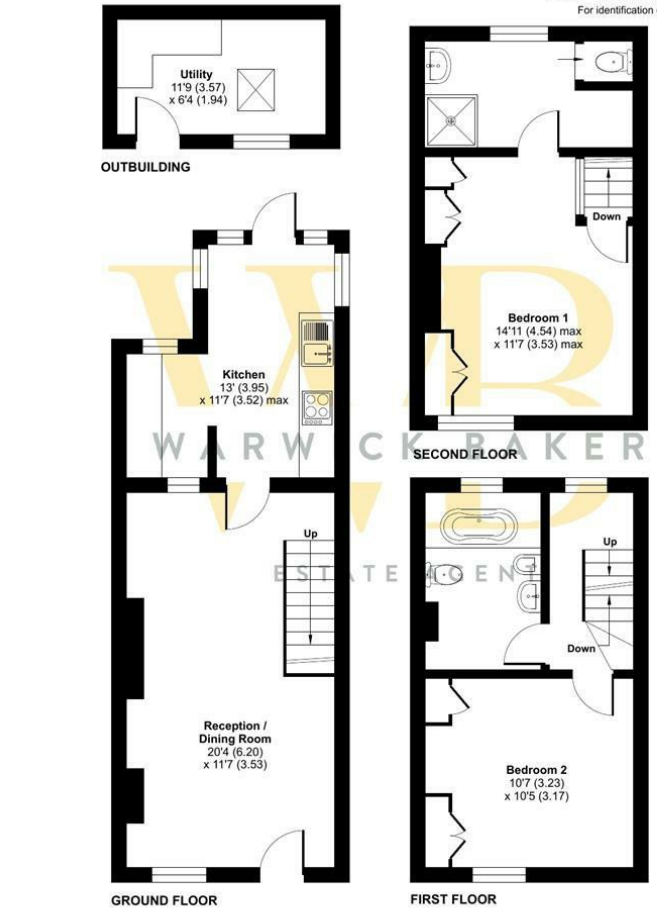




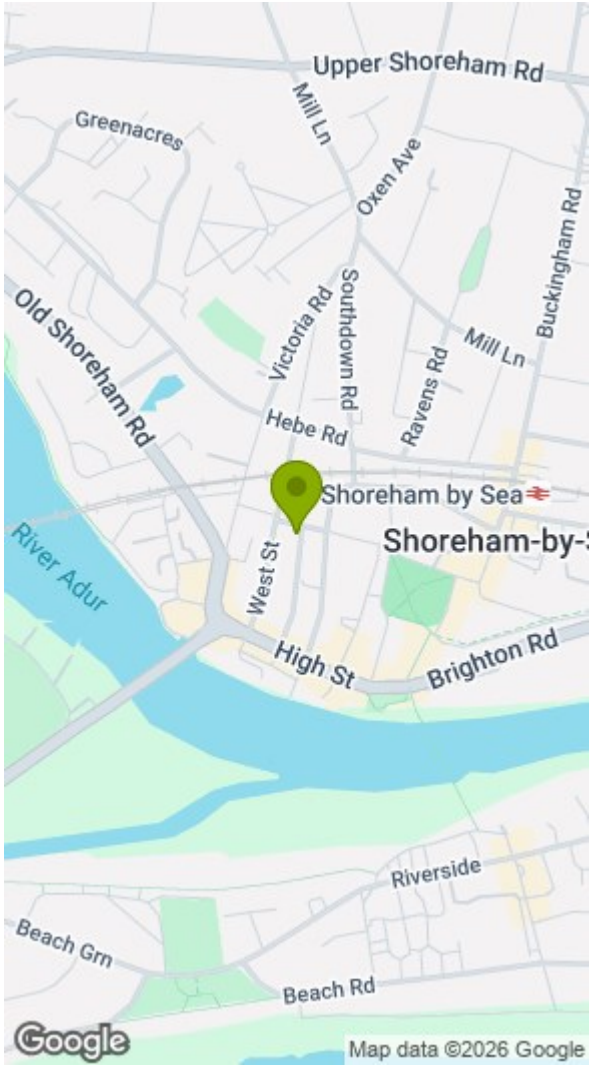


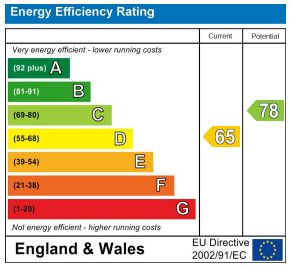
Ship Street, Shoreham-by-Sea, BN43

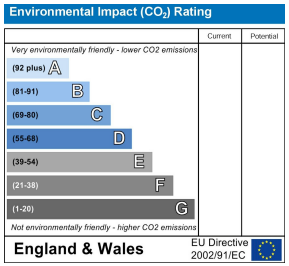
Approximate Area = 855 sq ft / 79.4 sq m
Outbuilding = 74 sq ft / 6.8 sq m
Total = 929 sq ft / 86.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1370864







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