9a Mill Lane | | Shoreham-By-Sea | BN43 5AG

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £525,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS STUNNING GRADE II LISTED SEMI-DETACHED COTTAGE. THE PROPERTY BENEFITS FROM A PLETHORA OF ORIGINAL FEATURES THROUGHOUT, WITH EXPOSED BEAMED CEILINGS TO MOST ROOMS. LOCATED WITHIN 1 MILE OF SHOREHAM MAINLINE RAILWAY STATION (LONDON-VICTORIA - 80 MINUTES). THE COTTAGE BENEFITS FROM ENTRANCE VESTIBULE, 14' DUAL ASPECT LOUNGE, 16' KITCHEN/DINING ROOM, THREE DOUBLE BEDROOMS, BATHROOM AND 60' WELL ESTABLISHED REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- GRADE II LISTED SEMI-DETACHED TUDOR COTTAGE
- THREE DOUBLE BEDROOMS
- 14' DUAL ASPECT LOUNGE
- 16' KITCHEN/DINING ROOM
- BATHROOM
- 60' WELL ESTABLISHED REAR GARDEN
- ORIGINAL EXPOSED BEAMED CEILINGS
- INTERNAL VIEWING RECOMMENDED

Original part leaded frosted stained glass front door leading to:

ENTRANCE VESTIBULE
‘ GENERAL’S HOUSE ‘ tumbled and cracked rustic oak engineered flooring, original beamed ceiling.

Louvered door off entrance vestibule to:

STORAGE ROOM
Window to the side, electric meter and electric trip switches, single panel radiator, space for fridge or freezer, tiled flooring, access to loft storage space.

Original stripped and exposed wood panelled door off entrance vestibule to:

LOUNGE
14'2" x 13'4" (4.32m x 4.06m)
Having a dual aspect, wood framed double glazed sash windows to the front having a westerly aspect, secondary glazed window to the side, ' MORSO ' cast iron wood burning stove with feature fireplace with brick surround and hearth, oak mantle piece, built in triple doored storage cupboard with, display shelf over, built in book shelving, double panelled radiator, ‘ GENERALS’S HOUSE ‘ tumble and cracked rustic oak engineered flooring, original beamed ceiling.

Original part stripped and exposed wood panelled door off lounge to:

KITCHEN/DINING ROOM
16'1" x 8'10" (4.90m x 2.69m)
Comprising wood work top with inset 1 1/4 bowl enamelled sink unit with antique style mixer tap, range of slow closing cupboards under, built in integrated ' ZANUSSI ' washer/dryer, pull out spice drawer to the side, display shelving over, matching wood backsplash, matching adjacent wood work top to the side with inset ' AEG ' four ring stainless steel gas hob, double electric oven under, storage cupboard to the side, matching wood backsplash, glass backsplash over, stainless steel extractor hood, display shelving to the side, matching adjacent breakfast bar with built in ' BOSCH ' fridge under, three drawers to the side, display shelving, storage cupboard to the side, feature recessed ornate tiled fireplace, double panelled radiator, recess to the side with display shelving, folding louvered door giving access to under stairs storage cupboard housing ' WORCESTER ' gas fired combination boiler, having a dual aspect, secondary glazed sash window to the front having a westerly aspect, windows to the rear having an easterly aspect, ‘ GENERAL’S HOUSE’ tumbled and cracked rustic oak engineered flooring, original beamed ceiling.

Stairs with handrail up from entrance vestibule to:

LANDING
Secondary glazed window to the rear having an easterly aspect, single panelled radiator, original beamed ceiling.

Original part stripped and exposed wood panelled door off landing to:

BEDROOM 2
14'3" x 11'1" (4.34m x 3.38m)
Having a dual aspect, secondary glazed sash window to the front having a westerly aspect, secondary glazed window to the side, feature cast iron fireplace and surround, concrete hearth, double doored storage cupboard with shelving, single doored storage cupboard with hanging space, double panelled radiator, painted original floor boards, original beamed ceiling.

Original part stripped and exposed wood panelled door off landing to:

BEDROOM 3
12'8" x 8'4" (3.86m x 2.54m)
Secondary glazed sash window to the front having a westerly aspect, double panelled radiator, exposed wood floor boards, original beamed ceiling, door giving access to built in wardrobe with hanging and shelving space.

Original part stripped and exposed wood panelled door off landing to:

BATHROOM
Comprising bath with wood panelling, mixer tap with separate shower attachment, sliding glass shower screen, part tiled walls, built in storage cupboard to the side, vanity unit with inset wash hand basin with antique style mixer tap, ' TRAVERTINE ' tiled surround, double doored storage cupboard under, ' TRAVERTINE ' tiled surface to the side, mirror over, display shelf to the side, wc with wall mounted cistern, original windows to the rear having an easterly aspect, ' TRAVERTINE ' tiled flooring.

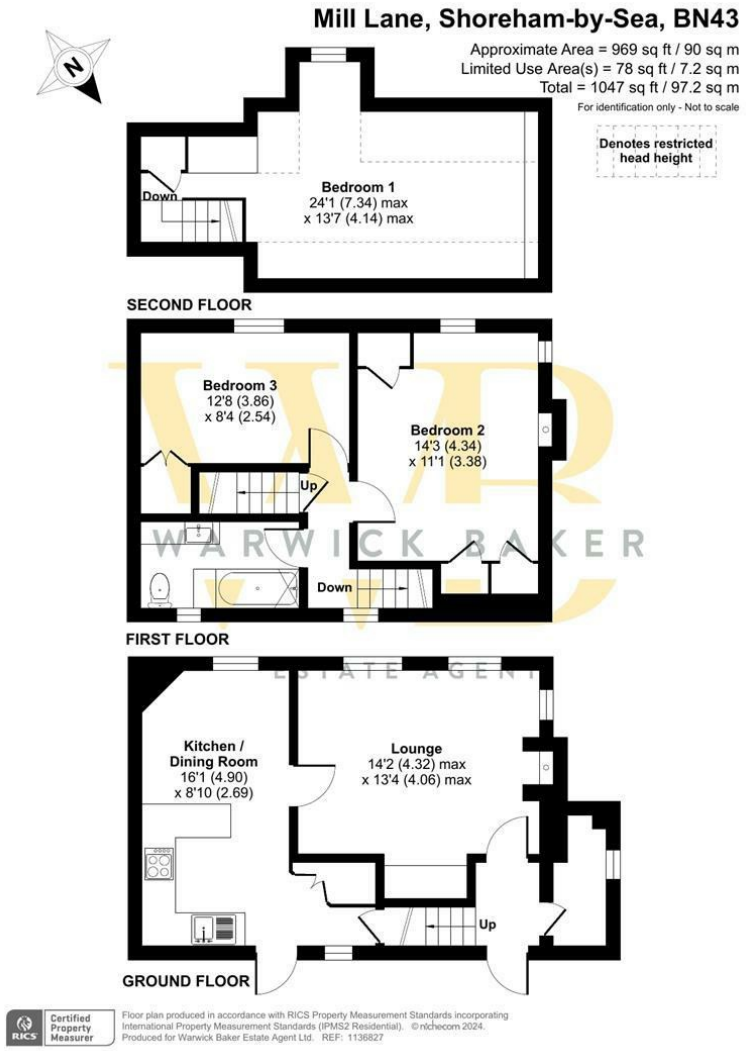
Door off landing to:

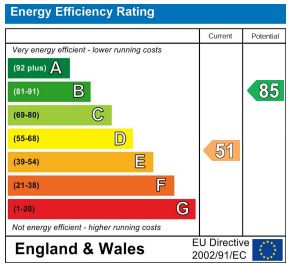
INNER LANDING
Stairs up from inner landing to:

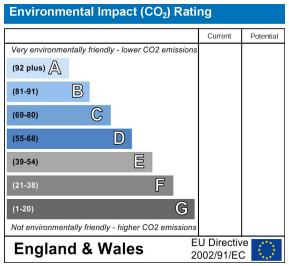
BEDROOM 1
24'1" x 13'7" (7.34m x 4.14m)
Being of irregular shape, wrought iron balustrade, recessed area with triangle shaped wood framed double glazed window to the front having a westerly aspect, double panelled radiator, range of built in shelving, storage cupboard to the side with hanging space, three built in double doored storage cupboards with display shelving over, original exposed wood floor boards, two part sloping ceilings, spot lighting.

Stable style door with part glazing off kitchen/dining room to:

REAR GARDEN
60' x 20'4" (18.29m x 6.20m)
Having an easterly aspect, with lower brick patio area, timber built storage shed, door giving access to outside storage shed, three steps up to lawned area with timber built greenhouse and a further raised shingle seating area. There is a plethora of well established shrubs including Philadelphus, Ceanothus, Jasmine, Acer, Spirea, Rose as well as Lilac, Elder, Eucalyptus and Sycamore trees. The flowerbeds are in a typical cottage garden style. There is a bungaroosh wall on the road side, a high brick wall to the rear and fencing on the other side and a side gate gives access to the front area.







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