



Flat 4, Westover Church Street | | Shoreham-By-Sea | BN43



ESTATE AGENT



## Flat 4, Westover Church Street | | Shoreham-By-Sea | BN43 5DQ

£299,950

\*\*\* £299,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE MAISONETTE, OCCUPYING PART OF THE GROUND AND LOWER GROUND FLOOR OF THIS PERIOD BUILDING. LOCATED IN THE HEART OF THE TOWN CENTRE, WITHIN A SHORT WALK TO LOCAL SHOPS AND THE MAINLINE RAILWAY STATION ( LONDON-VICTORIA - 80 MINUTES ). THE FLAT BENEFITS FROM A PRIVATE STREET ENTRANCE, 21' ENTRANCE HALL, THREE BEDROOMS, 14' LOUNGE, 13' KITCHEN, GROUND FLOOR CLOAK ROOM, BATHROOM AND ALLOCATED OFF ROAD PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- PRIVATE STREET ENTRANCE
- 21' ENTRANCE HALL
- THREE BEDROOMS
- 14' LOUNGE
- 13' KITCHEN
- GROUND FLOOR CLOAK ROOM
- BATHROOM
- OFF ROAD PARKING SPACE
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS

### PRIVATE STREET ENTRANCE

Part frosted glazed door leading to:

### ENTRANCE HALL

21'10" in length (6.66 in length)

High level arch window to the front, single panel radiator, wood effect vinyl flooring.

Door off entrance hall to:

### LOUNGE

14'9" x 12'0" (4.52 x 3.66)

Into bay with original sash windows to the front, wood panelling under, double panelled radiator.

Door off entrance hall to:

### KITCHEN

13'1 x 7'9 (3.99m x 2.36m)

Comprising circular stainless steel sink unit with mixer tap inset into wood effect worktop, inset 'BAUMATIC' four ring electric hob to the side, 'BAUMATIC' electric oven under, range of slow closing drawers and cupboards to the side, built in 'BAUMATIC' slimline dishwasher to the side (not functioning), matching wood effect backsplash with stainless steel backsplash over, complimented by matching wall units over with two frosted glass doors, stainless steel and glass extractor hood, built in fridge/freezer to the side, adjacent matching wood effect work top, storage cupboard under, space and plumbing for washing

machine to the side, matching wood effect backsplash, storage cupboard over housing 'FERROLI' gas fired combination boiler, wood effect vinyl flooring, double glazed sash window to the rear having a favoured southerly aspect, spotlighting.

Door off entrance hall to:

### BEDROOM 1

14'10" x 12'8" (4.52m x 3.86m)

Into bay with original sash windows to the front, wood panelling under, feature chimney breast storage space, double panelled radiator.

Door off lower lobby to:

### CLOAK ROOM

Comprising low level wc, wall mounted wash hand basin with contemporary style mixer tap, tiled splash back, mirror over, wood effect vinyl flooring, extractor fan.

Turning staircase down from entrance hall to:

### LOWER LOBBY

LED downlighting, double panelled radiator.

Door off lower lobby to:

### BEDROOM 2

12'6" x 10'4" (3.81m x 3.15m)

Double glazed sash window to the front,

double panelled radiator.

Door off lower lobby to:

### BEDROOM 3

8'5" x 7'10" (2.57m x 2.39m)

Sash window to the front, single panel radiator.

Door off entrance hall to:

### BATHROOM

Being part tiled, comprising wood panelled bath with mixer tap with separate shower attachment, folding shower screen, low level wc, pedestal wash hand basin with contemporary style mixer tap, tiled splash back, mirror over, heated hand towel rail, tiled flooring, LED downlighting, extractor fan.

### PARKING

Allocated off road parking space to the rear of the building.

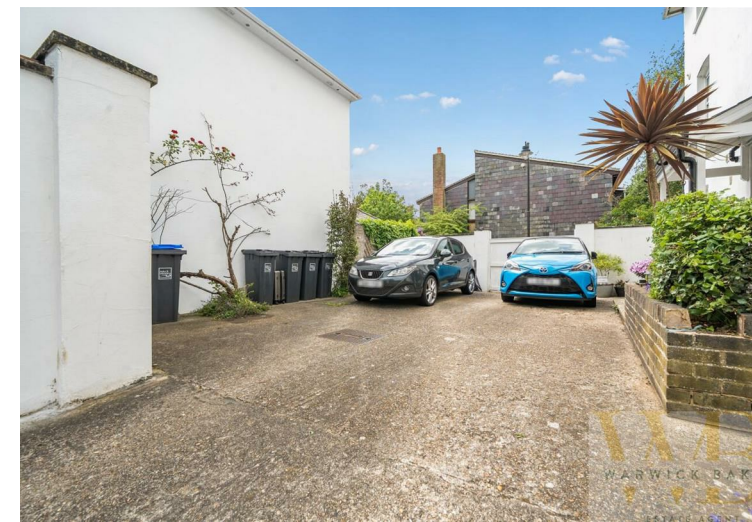
### OUTGOINGS

SHARE OF FREEHOLD

MAINTENANCE:- £2,239.32 PER ANNUM

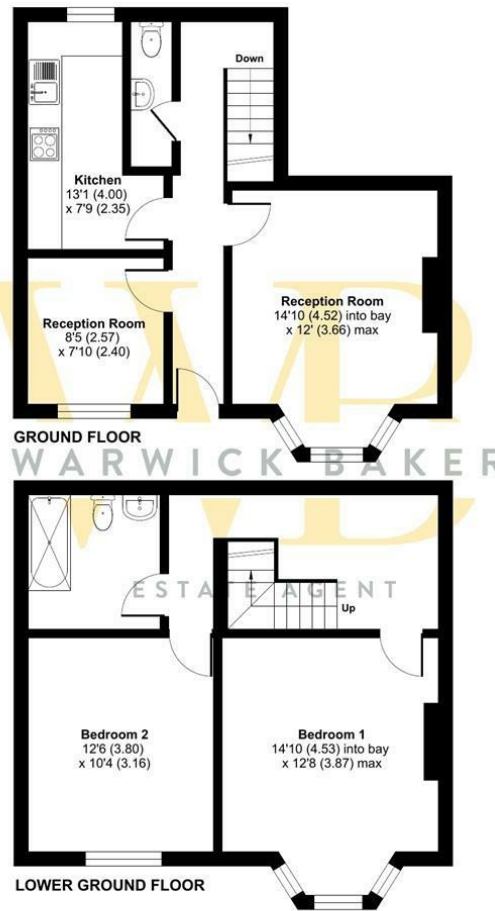
GROUND RENT:- NON-APPLICABLE

LEASE:- 110 YEARS REMAIN

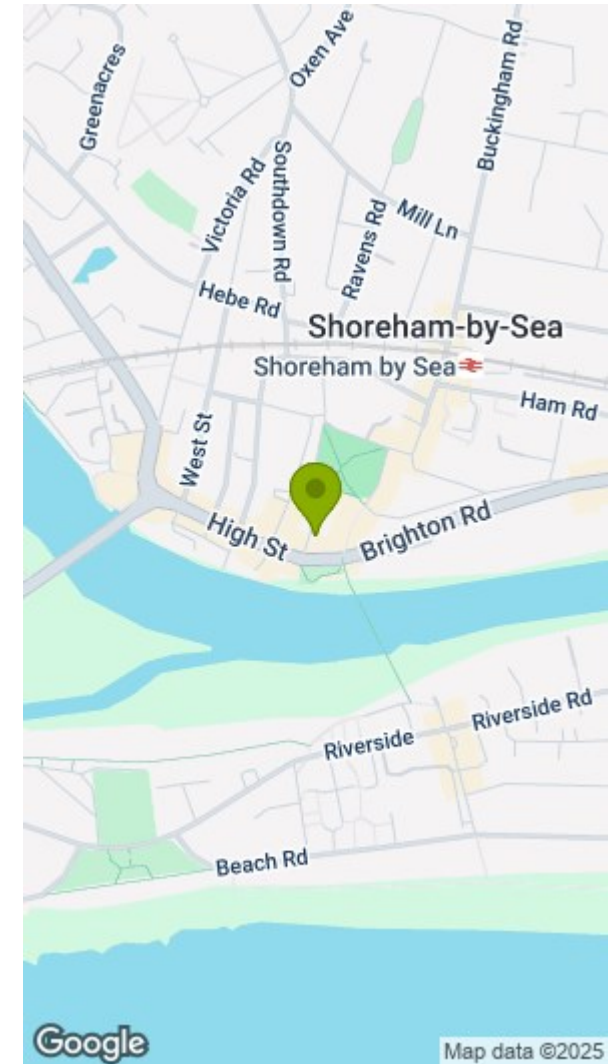


## Westover, Church Street, Shoreham-by-Sea, BN43

Approximate Area = 942 sq ft / 87.5 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). © richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1299903



### 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(54-68) <b>D</b>		(54-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

