



Flat 3, St Johns Court 8, Ship Street | | Shoreham | BN43 5EB



ESTATE AGENT



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£269,000

\*\*\* £269,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE EXCITED TO PRESENT THIS EXCEPTIONALLY RARE SECOND FLOOR CONVERTED FLAT, NESTLED WITHIN A MAGNIFICENT GRADE II LISTED TOWN CENTRE RESIDENCE, FORMERLY KNOWN AS ST PETER'S CHURCH. THIS UNIQUE PROPERTY RETAINS A HOST OF CHARMING ORIGINAL FEATURES, MAKING IT A TRULY SPECIAL FIND.

THE FLAT OFFERS AN ENTRY PHONE SYSTEM FOR ADDED SECURITY, AN INVITING ENTRANCE HALL, TWO GENEROUS DOUBLE BEDROOMS, AND A SPACIOUS 17' SOUTH-FACING LOUNGE SHOWERED IN NATURAL LIGHT. THE MODERN KITCHEN IS IDEAL FOR CREATIVE COOKING, WHILE THE FULLY TILED BATHROOM PROVIDES A TOUCH OF LUXURY. ADDITIONALLY, ENJOY THE CONVENIENCE OF AN ALLOCATED PARKING SPACE AND ACCESS TO BEAUTIFULLY MAINTAINED RESIDENTS' COMMUNAL GARDENS.

- ENTRY PHONE SYSTEM
- TWO DOUBLE BEDROOMS
- 17' SOUTH FACING LOUNGE
- MODERN KITCHEN
- FULLY TILED BATHROOM
- ALLOCATED PARKING SPACE
- RESIDENTS COMMUNAL GARDEN
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS
- SHARE OF FREEHOLD

Front door leading to:

**ENTRANCE HALL**  
**12'2" in length (3.73 in length)**

Security door entry phone system, high level electric trip switches, laminate wood flooring.

Door off entrance hall to:

**LOUNGE**  
**17'10" x 9'6" (5.45 x 2.90)**

Part sloping ceiling with two 'VELUX' windows with integrated blinds to the front having a favoured southerly aspect, glimpses of The English Channel, two window seats, double panelled radiator, part original feature arch, laminate wood flooring spot lighting.

Door off entrance hall to:

**KITCHEN**  
**9'0" x 8'7" (2.76 x 2.62)**

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect work top, drawers and storage cupboards under, built in integrated 'CDA' dishwasher to the side, space and plumbing for washing machine to the side, complimented by matching wall units over with under counter lighting, adjacent

matching granite effect work top with inset stainless steel gas four ring hob, electric oven under, drawers and cupboards to the side, tiled splash back, complimented by matching wall units over, stainless steel canopied extractor hood, built in integrated 'CDA' fridge/freezer to the side, part sloping ceiling with 'VELUX' window with integrated blind to the rear views of The South Downs, window seat, single panel radiator, part original feature arch, vinyl flooring, spot lighting.

Door off entrance hall to:

**BEDROOM 1**  
**13'8" x 9'3" (4.18 x 2.82)**

Part sloping ceiling with two 'VELUX' windows with integrated blinds to the front having a favoured southerly aspect, glimpses of The English Channel, two window seats, double panelled radiator, two built in double doored wardrobes with hanging and shelving space, storage cupboard to the side with shelving, shelf space over, part original feature arch.

Door off entrance hall to:

**BEDROOM 2**  
**14'6" x 9'0" (4.43 x 2.76)**

Part sloping ceiling with two 'VELUX'

windows to the rear views of The South Downs, two window seats, built in double doored wardrobe with hanging and shelving space, storage cupboard to the side housing 'VOKERA' wall mounted gas fired combination boiler, part original feature arch, double panelled radiator, laminate wood flooring, spot lighting.

Door off entrance hall to:

**BATHROOM**  
**10'2" x 6'4" (3.11 x 1.94)**

Being fully tiled, comprising Jacuzzi style bath with mixer tap with separate shower attachment, glass shower screen, low level wc, wall mounted wash hand basin with mixer tap, heated hand towel rail, vinyl flooring, extractor fan, spot lighting.

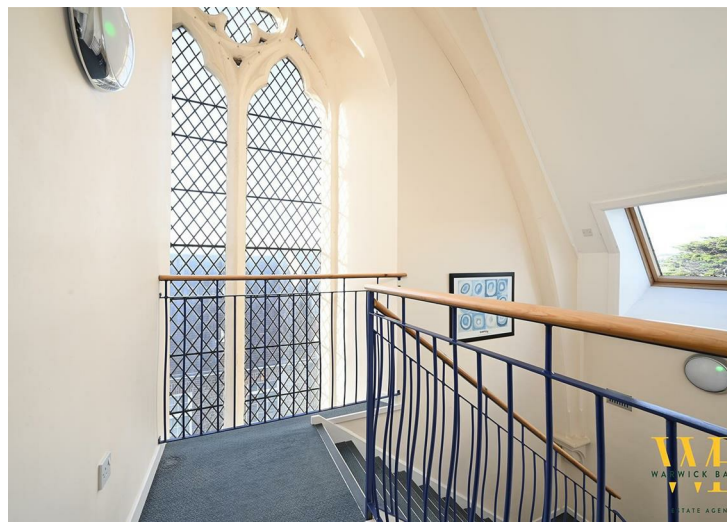
**ALLOCATED PARKING SPACE**  
No: 3.

**OUTGOINGS**

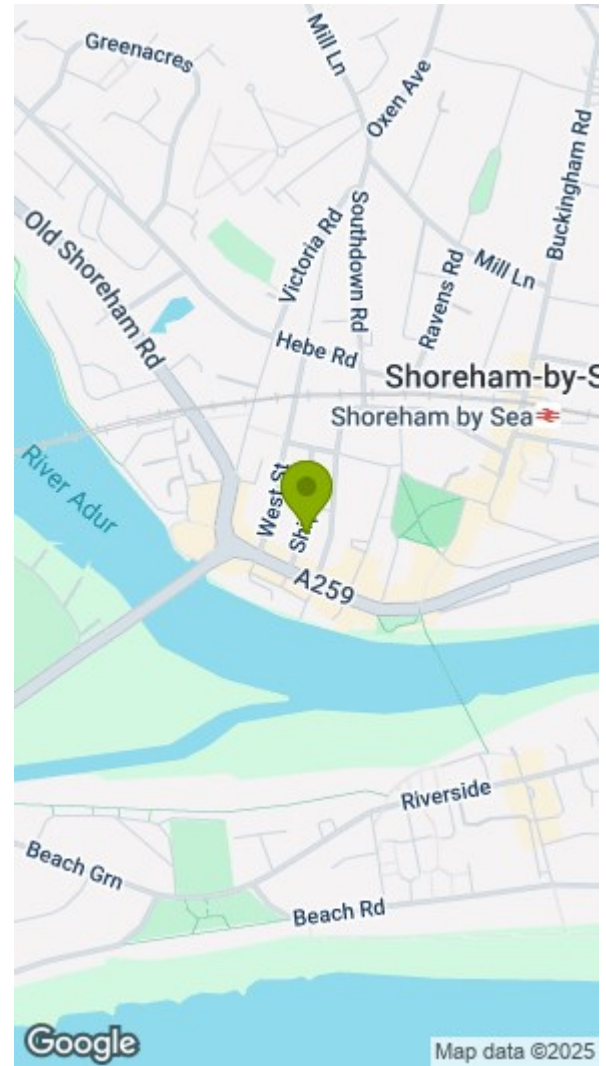
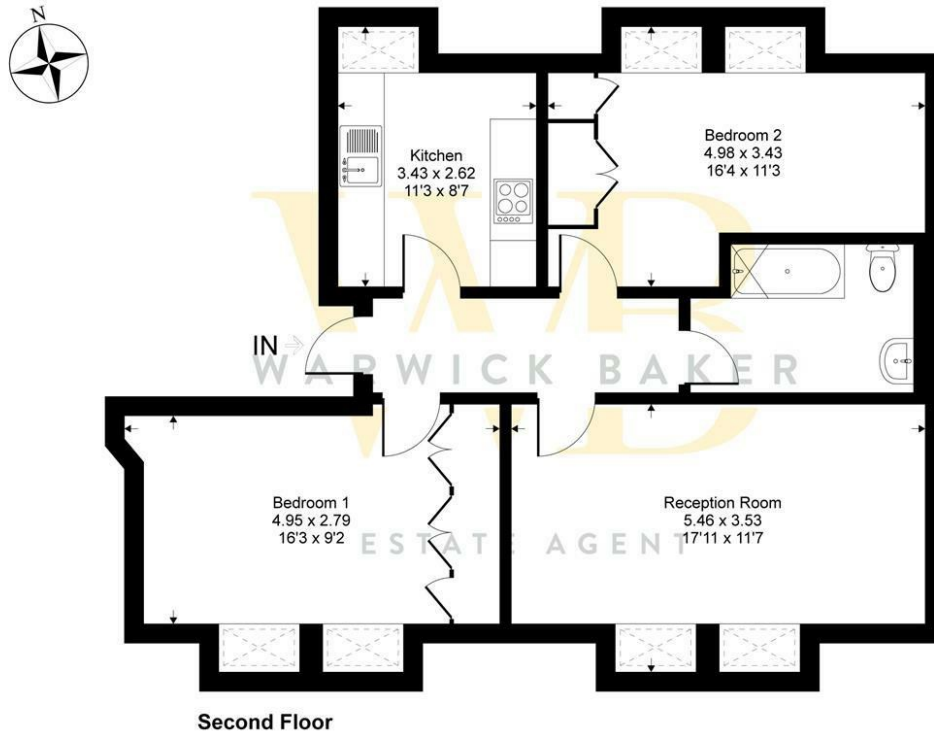
MAINTENANCE:- £1,451.59 EVERY 6 MONTHS

GROUND RENT:- NON APPLICABLE

LEASE:- 103 YEARS REMAINING ( SHARE OF FREEHOLD )



**St. John's Court, BN43**  
 Approximate Gross Internal Area = 68 sq m / 731 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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- \* 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 (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	