



4 Brighton Road | | Shoreham-By-Sea | BN43 6RG



ESTATE AGENT



## 4 Brighton Road | | Shoreham-By-Sea | BN43 6RG

£565,000

\*\*\* £565,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SEMI-DETACHED PERIOD PROPERTY SITUATED OPPOSITE THE HARBOUR IN SHOREHAM. THE PROPERTY HAS STUNNING VIEWS OF THE RIVER AND OUT OVER THE ENGLISH CHANNEL.

BOASTING FLEXIBLE ACCOMMODATION OVER THREE FLOORS, THE PROPERTY IS A FORMER BED & BREAKFAST WITH THE MASTER BEDROOM ON THE TOP FLOOR WITH EN-SUITE AND AMAZING VIEWS FROM LARGE VELUX WINDOWS.

THERE IS A LARGE SECLUDED GARDEN AT THE REAR WITH A 18FT STUDIO / SUMMER HOUSE AND OFF ROAD PARKING FOR TWO CARS AT THE FRONT.

CALL NOW TO VIEW - 01273 461144

- SEMI-DETACHED
- STUNNING VIEWS
- MASTER BED WITH EN-SUITE
- FLEXIBLE ACCOMODATION
- LARGE SECLUDED GARDENS
- 18FT STUDIO/GARDEN ROOM
- OFF ROAD PARKING
- PERIOD FEATURES
- CALL TO VIEW
- 01273 461144

## COVERED ENTRANCE PORCH

Door to

## ENTRANCE HALL

Doors giving access to Front Sitting Room, Bedroom, Dining Room, stairs rising to the First floor Landing, under stairs storage area.

## FRONT SITTING ROOM

12'11 x 9'09 (3.94m x 2.97m)

Double glazed front aspect bay window, feature fire place with log burner style fire.

## BEDROOM

8'11 x 8'09 (2.72m x 2.67m)

Double glazed rear aspect window, opening to

## EN SUITE SHOWER

Shower cubicle, wash hand basin, low level W.C

## DINING ROOM

19'03 x 11'03 (5.87m x 3.43m)

Feature exposed brick fire place with electric log style burner, double glazed side aspect window, door to

## KITCHEN

12'06 x 11'07 (3.81m x 3.53m)

Extensive range of wall and base level units, work surfaces, inset hob, oven

under, extractor over, space for appliances, double glazed rear aspect window with view over the rear gardens, double glazed door leading out on to the rear gardens.

## FIRST FLOOR LANDING

Doors giving access to all rooms, stairs turning and rising to the Second Floor Landing.

## FIRST FLOOR SITTING ROOM / BEDROOM

18'06 x 9,10 (5.64m x 2.74m,3.05m)

Double glazed windows with a Southerly aspect giving stunning views over the harbour and out to the English Channel.

## BEDROOM

12'05 x 8'09 (3.78m x 2.67m)

Double glazed rear aspect window.

## BEDROOM

11' x 9'10 (3.35m x 3.00m)

Double glazed side aspect window, wash hand basin.

## BATHROOM

Matching suite, panel enclosed bath with shower attachment, pedestal wash hand basin, Side aspect window.

## CLOAKROOM

Low level W.C.

## SECOND FLOOR LANDING

Double glazed rear aspect window, door to

## MASTER BEDROOM

16'05 x 13'08 (5.00m x 4.17m)

Double glazed Velux windows with views out across the harbour, Shoreham Beach and the English Channel, eaves storage.

## EN SUITE

P-Shaped bath with shower attachment, vanity unit with inset sink, low level W.C

## OUTSIDE

## FRONT GARDEN

Paved, providing off road parking for two cars with electric car charging point.

## REAR GARDEN

Secluded, mature tree and shrub borders, area of decking, pea shingle path.

## STUDIO / GARDEN ROOM

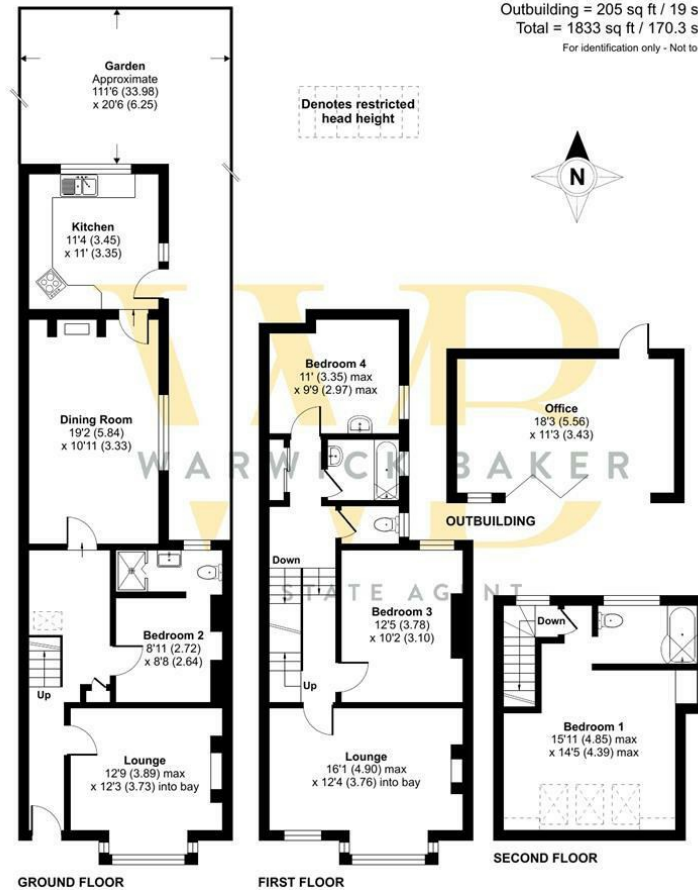
18'03 x 11'03 (5.56m x 3.43m)

Double glazed Tri-Folding patio doors, under floor heating, power and light. Remainder of guarantee.

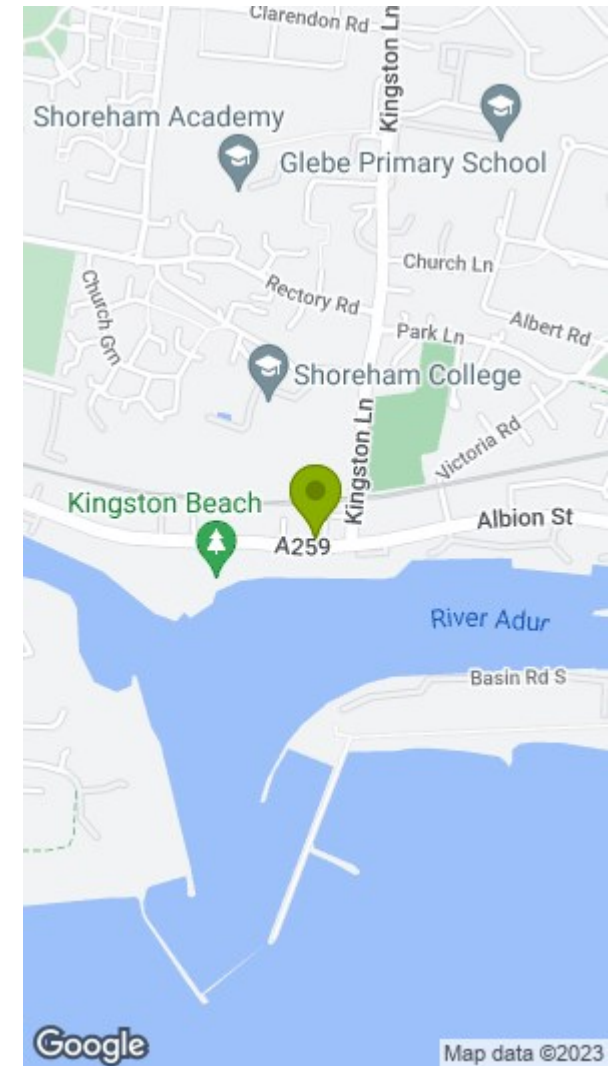


## Brighton Road, Shoreham-by-Sea, BN43

Approximate Area = 1622 sq ft / 150.7 sq m  
 Limited Use Area(s) = 6 sq ft / 0.6 sq m  
 Outbuilding = 205 sq ft / 19 sq m  
 Total = 1833 sq ft / 170.3 sq m  
 For identification only - Not to scale



RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworm 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 870946



### 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 (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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>	
(55-68) <b>D</b>		(55-68) <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

Energy Efficiency Rating: Current 64, Potential 81  
 Environmental Impact (CO<sub>2</sub>) Rating: Current 55, Potential 76