3 West Street | | Shoreham-By-Sea | BN43 5WF

WARWICK BAKER
ESTATE AGENT

3 West Street | | Shoreham-By-Sea | BN43 5WF

£325,000

*** £325,000 **

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE TERRACED COTTAGE, LOCATED IN THE HEART OF THE TOWN CENTRE. THE COTTAGE BENEFITS FROM TWO BEDROOMS, A DUAL ASPECT LOUNGE, A FAMILY BATHROOM, AND AN ENCLOSED COURTYARD GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT.

NO UPWARD CHAIN.

- ENTRANCE LOBBY/ENTRANCE HALL
- 14' DUAL ASPECT LOUNGE
- KITCHEN
- TWO BEDROOMS
- FAMILY BATHROOM
- ENCLOSED COURTYARD GARDEN
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS
- NO UPWARD CHAIN

Front door leading to:

OPEN PLAN ENTRANCE HALL/LOUNGE

ENTRANCE LOBBY/ENTRANCE HALL

Storage cupboard housing gas and electric meters, part tiled flooring and exposed wood flooring, door giving access to under stairs storage cupboard, high level window above the front door having an easterly aspect.

Two openings off entrance lobby entrance hall to:

LOUNGE

14'0" x 11'3" (4.29 x 3.45)

Having a dual aspect, wood framed double glazed sash window to the front having an easterly aspect, windows to the rear having a westerly aspect, feature cast iron fireplace and surround, school style radiator, exposed wood flooring.

Two stairs up from lounge to:

KITCHEN

8'10" x 7'6" (2.71 x 2.31)

Comprising stainless steel sink unit with mixer tap inset into wood effect worktop, storage cupboards under, display wine rack to the side, tiled splash back, free standing two ring ' AGA' with three ovens under (NOT TESTED), tiled work top and wood effect work top to either side, ' BOSCH ' washing machine to the side, tiled splash back, adjacent free standing dresser with range of drawers under, space for tall fridge freezer to the side, tiled flooring, high level double glazed window to the rear having a westerly aspect, double glazed window to the side having a favoured southerly aspect, spot lighting.

Turning staircase up from lounge to:

LANDING

With part panelled walls, access to loft storage space.

Door off landing to:

BEDROOM 1

11'11" x 9'8" (3.65 x 2.97)

Wood framed double glazed sash window to the front having an easterly aspect, school style radiator, recessed display shelving, built in double doored wardrobe with hanging and shelving space, exposed wood flooring.

Door off landing to:

BEDROOM 2

9'3" x 6'11" (2.82 x 2.12)

Wood framed double glazed sash window to the front having an easterly aspect, school style radiator, exposed wood flooring.

Two stairs up from landing to door to:

BATHROOM

Being part tiled with part wood panelling to dado height, comprising free standing oval shaped bath with antique style mixer tap with rainfall style shower head, shower rail and curtain, antique style pedestal wash hand basin with mixer tap, high level toilet cistern with low level wc, school style radiator, door giving access to airing cupboard housing ' ALPHA ' wall mounted gas fired combination boiler, slatted shelving, tiled flooring, high level frosted double glazed window.

Double glazed door off kitchen to:

OUTSIDE COURTYARD GARDEN

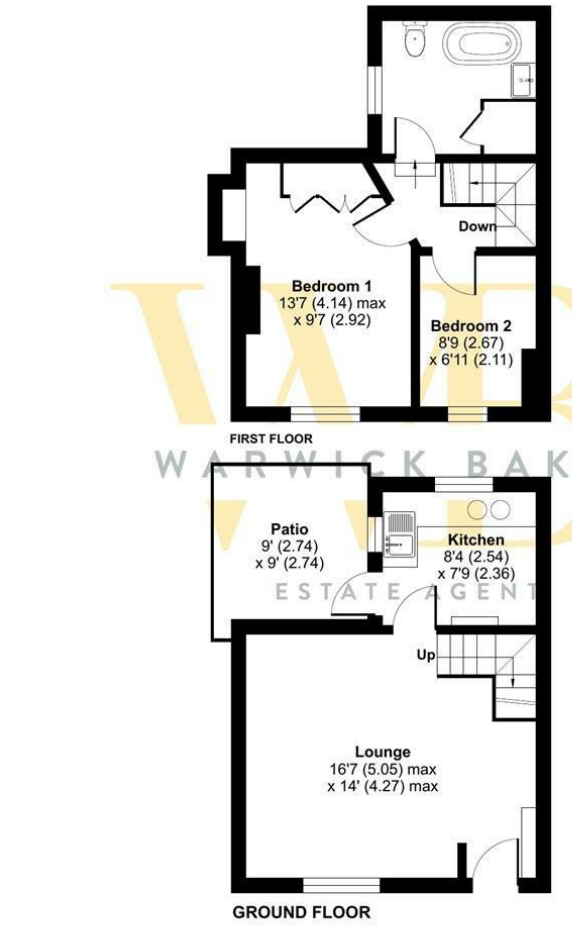
10'0" x 7'4" (3.05 x 2.26)

Laid to wood decking, enclosed by high walling.

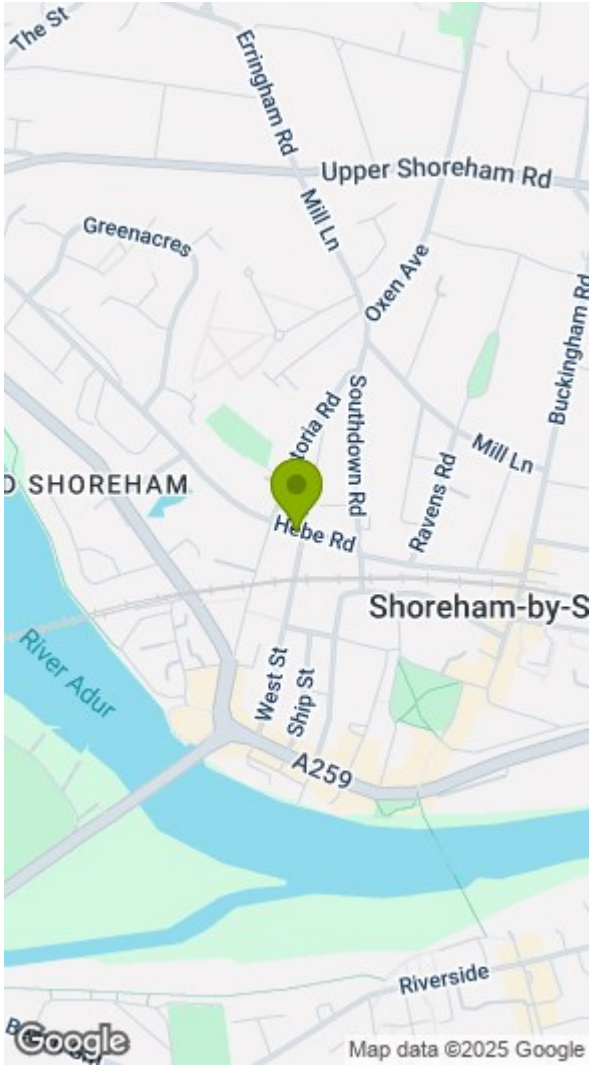
West Street, Shoreham-by-Sea, BN43

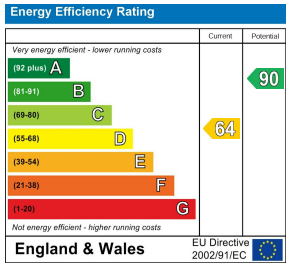
Approximate Area = 614 sq ft / 57 sq m

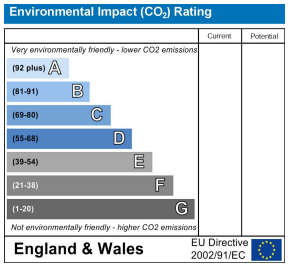
For identification only - Not to scale



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: 1219615







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