



6 New Road | | Shoreham-By-Sea | BN43 6RA



ESTATE AGENT





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£399,950

\*\*\* £399,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS CHARMING TERRACED FISHERMANS COTTAGE, LOCATED IN THE HEART OF THE TOWN CENTRE. THE PROPERTY BENEFITS FROM THREE BEDROOMS, LOUNGE, MODERN KITCHEN, MODERN SHOWER ROOM, CELLAR ROOM AND SECLUDED SOUTH FACING REAR PATIO GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN. THERE IS AN EASEMENT:-THE NEIGHBOURING PROPERTIES HAVE ACCESS THROUGH THE GARDEN.

- FISHERMANS COTTAGE
- MODERN SHOWER ROOM
- THREE BEDROOMS
- CELLAR ROOM
- LOUNGE
- SOUTH FACING SECLUDED REAR PATIO GARDEN
- MODERN KITCHEN
- NO UPWARD CHAIN



Part frosted glazed door to:

## LOUNGE

11'04" x 10'07" (3.45m x 3.23m)

sash window to the front, fire place and log burner, exposed wood flooring.

Door off lounge to:

## INNER HALL

Door off inner hall to:

## KITCHEN

10'07" x 10'02" (3.23m x 3.10m)

Range of wall and base units, work surfaces, inset hob, oven, extractor, inset Butler sink, space for appliances, rear aspect sash window, door off kitchen down to cellar.

Door off kitchen to:

## INNER HALLWAY

Door off inner hallway to:

## BATHROOM

Walk in shower cubicle, low level W.C, low level Bidet, side aspect window.

Stairs up from inner hall to:

## FIRST FLOOR LANDING

Door off first floor landing to:

## BEDROOM 1

Rear aspect sash window, fitted cupboard housing gas fired combination boiler.

Door off first floor landing to:

## BEDROOM 2

13'08 x 10'09 (4.17m x 3.28m)

Front aspect sash window, feature fire place.

Door off bedroom 2 with stairs up to:

## LOFT BEDROOM 3

13'08 x 10'09 (4.17m x 3.28m)

Part sloping ceiling with two 'VELUX' windows to the front, rear

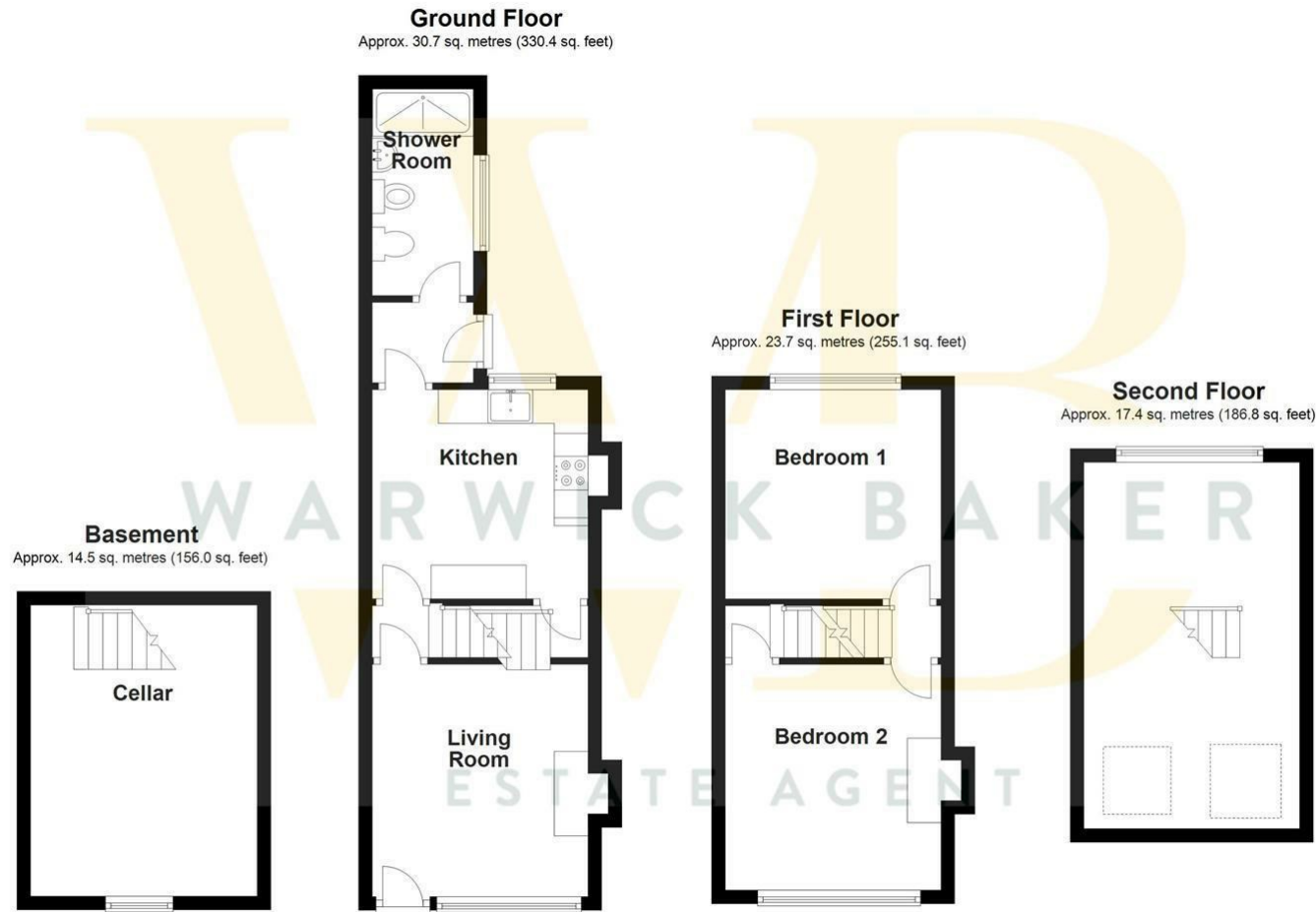
Southerly aspect windows with views of Adur River.

Stable style door off inner hallway to:

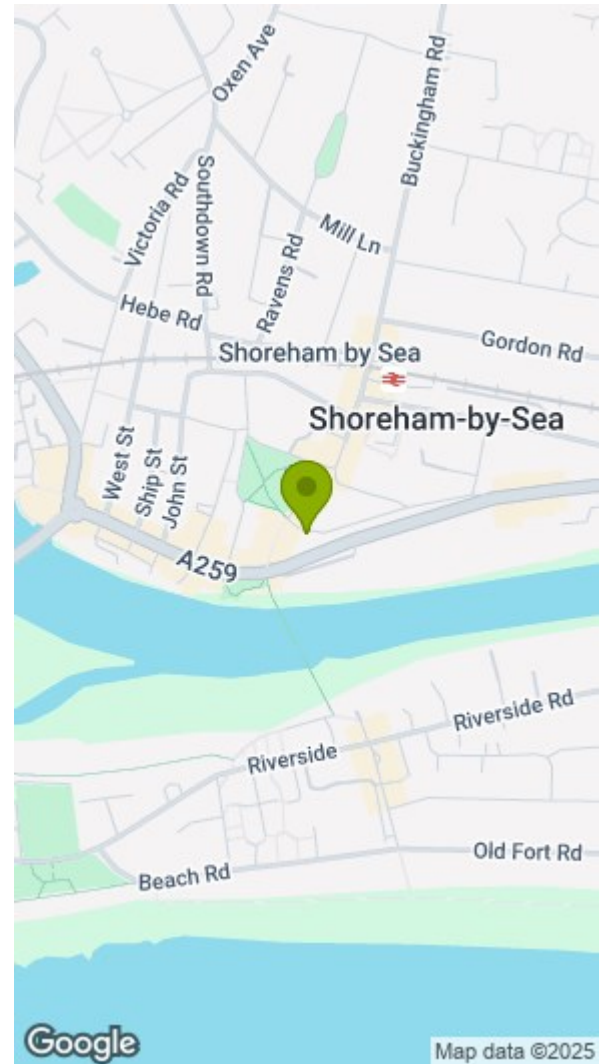
## REAR PATIO GARDEN

Having a favoured southerly aspect enclose by high walling.





Total area: approx. 86.2 sq. metres (928.3 sq. feet)



**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) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	84		
	55		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC