The Old Bank 26, East Street | | Shoreham-By-Sea | BN43 5ZD

WARWICK BAKER
ESTATE AGENT

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£1,100,000

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WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS EXCEPTIONAL FOUR STOREY VICTORIAN TOWN HOUSE, NESTLED IN THE DESIRABLE HEART OF THE TOWN CENTRE CONSERVATION AREA, BUILT CIRCA 1830.

THIS STUNNING PROPERTY HAS BEEN TRANSFORMED BY A TALENTED TEAM OF LOCAL RESTORATION EXPERTS AND PROPERTY SPECIALISTS, CRAFTED TO THE HIGHEST STANDARDS. ITS SYMPATHETIC DESIGN FUSES SEAMLESSLY WITH THE LOCAL ENVIRONMENT, OFFERING A HARMONIOUS BLEND OF PERIOD CHARM AND MODERN COMFORTS.

- FOUR STOREY VICTORIAN TOWN HOUSE
- EN SUITE BATHROOM TO THE MAIN BEDROOM
- CELLAR ROOMS + VAULT + 42' LAWNED REAR GARDEN
- THREE KING SIZE BEDROOMS
- EN SUITE SHOWER ROOM TO THE BEDROOM 2
- VIEW BY APPOINTMENT ONLY
- WEST FACING LOUNGE + KITCHEN/DINING ROOM
- OCCASIONAL BEDROOM/STUDY
- GROUND FLOOR WET ROOM
- FIRST FLOOR SEPARATE CLOAKROOM

Front door leading to:

ENTRANCE HALL
12'7" in length (3.86 in length)
300mm wide oak flooring, two decorative high level corbels, ceiling rose with chandelier, high level original ' MIDLAND BANK ' coat of arms crest.

Two sets of sliding stripped and exposed wood panelled doors off entrance hall to:

LIVING ROOM
17'7" x 11'0" (5.38 x 3.36)
Into bay with refurbished sash windows to the front having a westerly aspect with views of St Mary De Haura Church, recessed wood burner, 300mm wide oak flooring.

Opening with two stone columns off living room to:

KITCHEN/DINING ROOM
18'8" x 11'1" (5.70 x 3.40)
Comprising freestanding island with micro cement worktop with twin marble sink units with two brass mixer taps, storage cupboard under, built in integrated ' NEFF ' dishwasher under, built in integrated fridge to the side, display wine rack to the side, further range storage cupboards, adjacent exposed wood worktop with large induction range of drawers under, storage cupboard to the side, exposed wood backsplash, space for range style cooker, further exposed wood worktop with range of drawers under, storage cupboard to the side, built in extractor hood over, two part glazed doors giving access to walk in storage cupboard with shelving, further twin part glazed doors giving access to utility cupboard with exposed wood work top with space and washing machine under, manifold, built in integrated freezer to the side, 300mm wide oak flooring, 9' high leaded glazed French oak windows and twin doors to the rear having an easterly aspect.

Trap door off kitchen/dining room to stairs down to:

ADDITIONAL PANTRY
13'2" in length (4.03 in length)
Range of shelving.

Doorway off additional pantry to:

SPLIT- LEVEL HALLWAY
16'4" x 13'0" (4.98 x 3.98)
Being ' L ' shaped, range of shelving.

Door and security gate to vault 3.65 x 2.49 (11'11" x 8'2"), housing large safe, range of wine racks.

Twin 9' high leaded glazed French oak doors to the rear having an easterly aspect to:

REAR GARDEN
42'0" x 16'6" (12.81 x 5.03)
Having an easterly aspect, reclaimed brick patio area with step down to lawned area, air source heat pump, bungaroosh wall to the south, high level walls to the rear and north, gate giving access to:

ALLOCATED PARKING SPACE
In a secure gated mews with W/V charger.

Two sets of sliding stripped and exposed wood panelled doors off kitchen/dining room to:

INNER HALL
11'9" in length (3.60 in length)
Twin part glazed doors giving access to the entrance hall, 300mm wide oak flooring.

Oak door off inner hall to:

WET ROOM
Comprising low level wc, wall mounted circular marble sink unit with brass mixer tap set on to work top, step in shower cubicle with built in shower with brass rainfall style shower head with separate shower attachment, LED downlighting, extractor fan.

Turning staircase with wood handrail with ornate cast iron balustrade from ' The Dudley Hotel Hove ' up from inner hall to:

SPLIT LEVEL LANDING
Original solid oak parquet flooring.

Two sets of sliding stripped and exposed wood panelled doors off split level landing to:

BEDROOM 1
16'10" x 11'9" (5.15 x 3.59)
Into bay with fully refurbished sash windows to the front having a westerly aspect with views of St Mary De Haura Church, window seat with three built in storage cupboards, two ' CASTRADS ' cast iron school style radiators, wool carpet.

Doorway off bedroom 1 to:

EN-SUITE BATHROOM
8'9" x 4'7" (2.69 x 1.41)
Comprising free standing rolled edge antique style bath with ball and claw, brass mixer tap with separate shower attachment, free standing stone sink unit with brass mixer tap, storage shelf under, sash window to the front having a westerly aspect with views of St Mary De Haura Church.

Turning staircase up from bedroom 1 to:

OCCASIONAL BEDROOM/STUDY
16'9" x 13'3" (5.12 x 4.05)
Two double glazed windows to the rear having an easterly aspect, ' CASTRADS ' cast iron school style radiator, feature exposed wood beams, LED downlighting.

Stripped and exposed original wood panelled door off split level landing to:

BEDROOM 2
11'7" x 11'0" (3.55 x 3.36)
Double glazed window to the rear having an easterly aspect, two ' CASTRADS ' cast iron school style radiators, wool carpet.

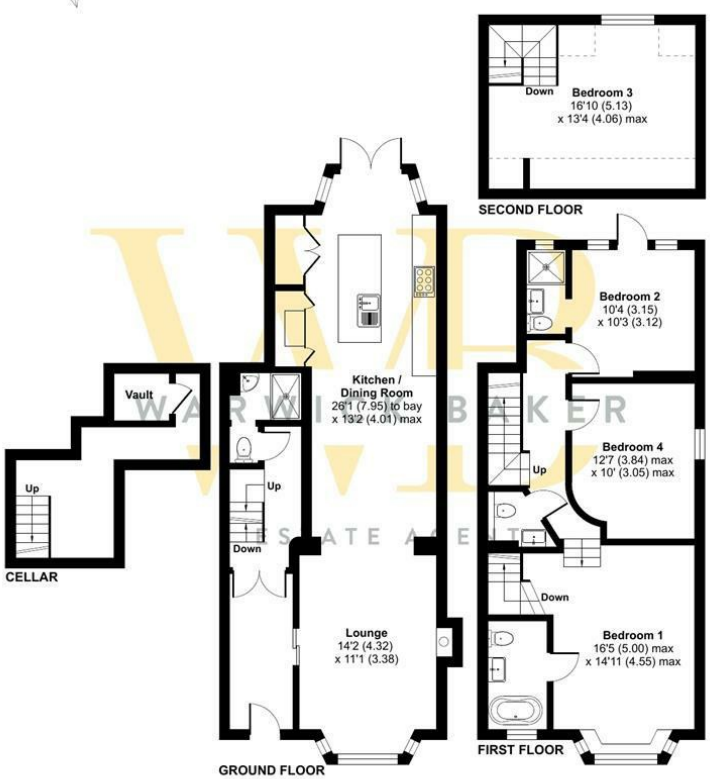
Opening off bedroom 2 to:

EN-SUITE SHOWER ROOM
Comprising wall mounted antique marble font with brass mixer tap, step in shower cubicle with built in shower with brass rainfall style shower head with separate shower attachment, folding shower door, LED downlighting, extractor fan, frosted glazed window.

Twin glazed doors off bedroom 2 to:

East Street, Shoreham-by-Sea, BN43

Approximate Area = 1499 sq ft / 139.2 sq m (Excludes Cellar)
Limited Use Area(s) = 57 sq ft / 5.2 sq m
Total = 1556 sq ft / 155.4 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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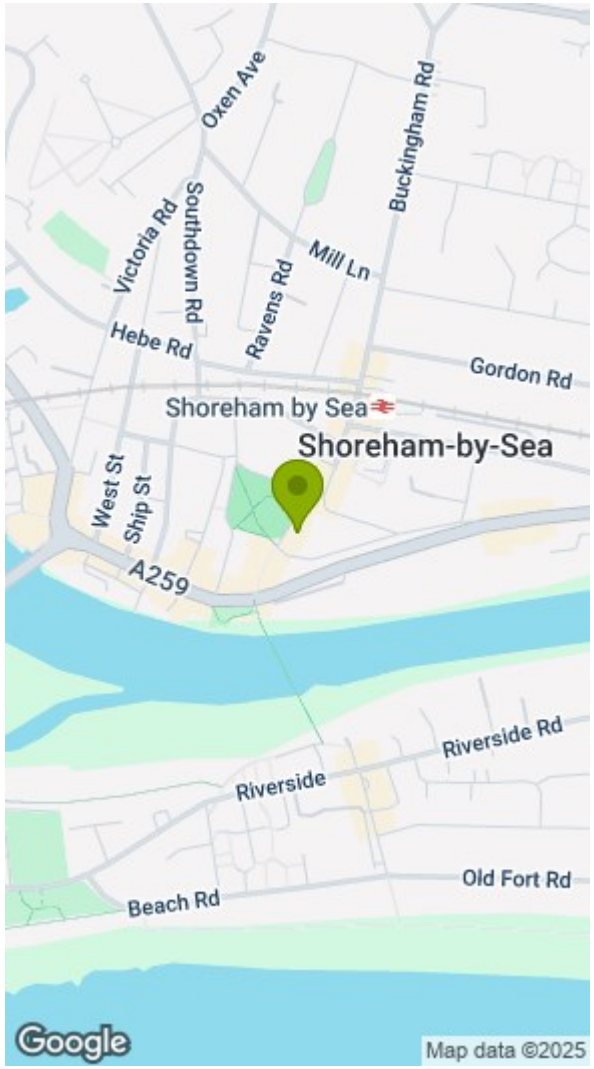

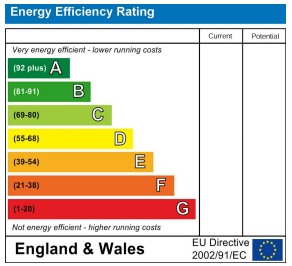

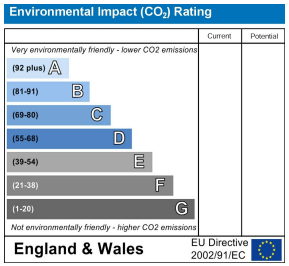

Disclaimer

* 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