27 Church Street | | Shoreham-By-Sea | BN43 5DQ

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £675,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARE VICTORIAN TERRACED HOUSE (BUILT CIRCA. 1840). LOCATED IN THE HEART OF THE TOWN CENTRE, WITHIN A SHORT WALK TO LOCAL SHOPS. THE MAINLINE RAILWAY STATION (LONDON VICTORIA - 80 MINUTES) IS WITHIN 1 MILE. THE PROPERTY BENEFITS FROM ENTRANCE VESTIBULE, SPLIT-LEVEL ENTRANCE HALL, TWO DOUBLE BEDROOMS, RECEPTION ROOM/BEDROOM 3, 15' LIVING ROOM, DINING ROOM, KITCHEN, GROUND FLOOR SHOWER ROOM, FAMILY BATHROOM, ROOF TERRACE, EN-SUITE WC TO THE MAIN BEDROOM, REAR GARDEN AND GARAGE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. VENDOR SUITED.

- 15' LIVING ROOM
- KITCHEN
- GARAGE
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM + GROUND FLOOR SHOWER ROOM
- VENDOR SUITED
- RECEPTION 2/BEDROOM 3
- WEST FACING ROOF TERRACE
- DINING ROOM
- WEST FACING REAR GARDEN

Part leaded stained glass front door leading to:

ENTRANCE VESTIBULE
5'7" in length (1.72 in length)
Dado rail with Lincrusta under, picture rail.
Georgian style glazed door off entrance vestibule to:

ENTRANCE HALL
29'6" in length (9.00 in length)
Being split level, dado rail with Lincrusta under, two double panelled radiators, picture rail, under stairs cloaks cupboard with hanging and shelving space, housing gas and electric meters, electric trip switches. Pine door off split level entrance hall to:

SHOWER ROOM
Being part tiled, comprising wall mounted wash hand basin with hot and cold taps, low level we, fully tiled shower area with built in shower and separate shower attachment, single panel radiator, frosted glazed window, tiled flooring, spotlighting.
Pine door off split level entrance hall to:

RECEPTION ROOM/BEDROOM 3
12'8" x 11'0" (3.87 x 3.36)
Original Georgian secondary glazed sash window to the front having an easterly aspect, with views of Mary de Haura Church (Circa. 12th century), striped and exposed wood surround, feature gas effect fireplace, wood surround and mantle, decorative insert, slate hearth, (concealed back combination boiler), single panel radiator, exposed wood skirting, picture rail.
Archway off split level entrance hall to:

DINING ROOM
10'11" x 10'1" (3.34 x 3.08)
Double panelled radiator, exposed wood skirting, picture rail.
Opening off dining room to:

KITCHEN
9'10" x 8'5" (3.00m x 2.57m)
Comprising 1 1/4 bowl sink unit with mixer tap inset into granite effect worktop, range of pine doored storage cupboards under concealing ' BOSCH' washing machine, built in freezer to the side, built in' ELECTROLUX ' slimline dishwasher to the side, tiled splash back, complimented by matching pine doored storage cupboards over with under counter lighting, wine glass display shelf, corner end display shelving, adjacent matching two seater breakfast bar, display wine rack under, further matching adjacent worktop with inset ' NEWWORLD' four ring gas hob, ' NEWWORLD ' double electric oven under, range of pine fronted drawers and storage cupboards to the side, built in integrated fridge to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated extractor hood, twin double glazed doors giving access to the rear garden, vinyl flooring, sloping double glazed roof with blinds.
Stairs up from split level entrance hall with bannister and spindles and dado rail to:

HALF LANDING
Two high level double doored storage cupboards. Stripped and exposed wood panelled door off half landing to:

FAMILY BATHROOM
Being part tiled, comprising wood panelled bath with brass coloured mixer tap with separate shower attachment, pedestal wash hand basin with brass coloured hot and cold taps, low level we, low level bidet, frosted glazed window, two heated hand towel rail, vinyl flooring. Stairs with bannister and spindles up from half landing to:

FIRST FLOOR LANDING
High level double doored storage cupboard with display shelving to the side. Stripped and exposed wood panelled door off first floor landing to:

LIVING ROOM
15'5" x 13'0" (4.72 x 3.98)
With two sets of Georgian sash windows with secondary glazing to the front having an easterly aspect, direct views of Mary de Haura church, exposed wood surround, feature cast iron gas effect fireplace, with decorative tiled insert, wood surround and mantle, slate hearth, built in double doored storage cupboard with shelving, built in double doored storage cupboard housing hot water cylinder, range of shelving over, double panelled radiator, exposed wood skirting, picture rail. Stripped and exposed wood panelled door off first floor landing to:

BEDROOM 2
10'7" x 10'2" (3.23 x 3.12)
Double glazed sash window to the rear having a westerly aspect, single panel radiator, built in double doored wardrobe with hanging and shelving space, built in set of six drawers to the side, further built in bedroom furniture over the bed area comprising two single doored wardrobes with hanging and shelving space, two sets of double doored storage cupboards, single door storage, two sets of three drawed chests, exposed wood skirting. Turning staircase with bannister and spindles up from first floor landing to:

SECOND HALF LANDING
Single panel radiator, high level display shelving, spotlight.
Part double glazed door to:

ROOF TERRACE
9'10" x 6'10" (3.00 x 2.10)
Laid to tiling, having a southerly/westerly aspect with panoramic views of central Shoreham, views of The South Downs, enclosed by high walling top by steel hand rail with glazing panels. Stairs with bannister and spindles up to door giving access to:

BEDROOM 1
15'9" x 11'5" (4.82 x 3.49)
Having a dual aspect, Georgian style double glazed windows to the front having an easterly aspect, double glazed windows with secondary glazing to the rear having a westerly aspect, glimpses of The South Downs, double panelled radiator, built in double doored wardrobe with hanging space, storage cupboard over with shelving, door giving access to storage cupboard with shelving, display shelving over, built in double doored wardrobe with hanging and shelving space with door giving access to eaves storage space, double doored eaves storage space, single door eaves storage space, part sloping ceilings. Door off bedroom 1 to:

EN-SUITE
Comprising ' SANIFLO ' low level wc, wall mounted wash hand basin with cold tap, wall mounted hot water unit, sloping ceiling, extractor fan, small ceiling access panel. Part double glazed door off split level entrance hall to:

REAR GARDEN
15'8" x 7'1" (4.80 x 2.17)
Having a westerly aspect, laid to patio slabs, step up to raised patio slab area, two raised flower beds with a variety of flowers and hedging, ornamental plum tree. Part glazed door off rear garden to: Garage 4.90 x 3.98 (16' x 13 ") Concertina doors giving access to middle street, 13 amp power socket.

Church Street, BN43

Approximate Gross Internal Area = 106 sq m / 1142 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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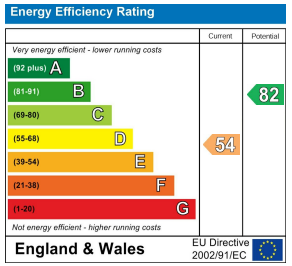

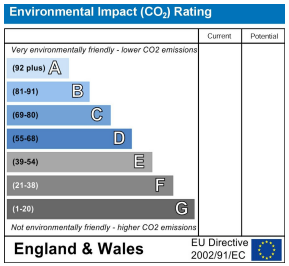

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* All measurements are approximate