12a East Street | | Shoreham-By-Sea | BN43 5ZE

WARWICK BAKER
ESTATE AGENT

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£479,950

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Warwick Baker Estate Agents proudly presents a remarkable opportunity to acquire a rarely available first and second floor maisonette, steeped in the charm of the Georgian era. Nestled in the vibrant heart of Shoreham town centre but suprisingly a peaceful and tranquil oasis, this property is perfectly positioned just 200 metres from the mainline railway station (London Victoria in a mere 80 minutes), making it an ideal choice for both commuters and lifestyle seekers alike.

As you step inside, you'll be captivated by a stunning array of original stained glass windows that grace the interiors, alongside beautiful exposed floorboards that enhance the character of each room. The property features a private street entrance that leads to a secluded courtyard, an elegantly illuminated staircase guiding you to the front door, and an inviting entrance vestibule and cloakroom.

- FOUR BEDROOMS
- SEPARATE CLOAKROOM
- 15' ROOF TERRACE WITH RIVER VIEWS AND SEA GLIMPSES
- 17' WEST FACING LOUNGE
- FULLY TILED WET ROOM
- POTENTIAL TO CONVERT TO 3 BEDROOMS WITH 3 BATHROOMS
- MODERN KITCHEN
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- DUAL ASPECT DINING AREA
- BALCONY WITH RIVER VIEWS

Gate giving access to court yard with original tiled flooring, illuminated staircase up from court yard to entrance lobby with original tiled flooring to:

FRONT DOOR
With part frosted glass, and original leaded stained glass windows to either side of the front door.

ENTRANCE VESTIBULE
10'1" x 6'7" (3.09 x 2.02)
Original ash window to the front having a westerly aspect, feature original leaded stained glass window over, two exposed wood window shutters, window seat below, painted wood floor boards, decorative wood panelled walls, original coved ceiling.

Original wood panel door off entrance vestibule to:

CLOAKROOM
Comprising low level wc, wall mounted wash hand basin with contemporary style mixer tap, tiled splash back, wood panelling to dado height, painted wood floor boards, extractor fan.

Original wood panel door off entrance vestibule to:

LOUNGE
17'8" x 10'2" (5.38m x 3.10m)
With three sets of original sash windows to the front having a westerly aspect, with feature original leaded stained glass windows over, all with wood window shutters and window seats below, feature wood fireplace surround with wood burner, exposed brick insert and hearth, wood panelling to all walls, two decorative corbels, single panel radiator, double panel radiator.

Step up to:

KITCHEN
8'10" x 7'1" (2.69m x 2.16m)
With space for range style cooker, wood work tops to either side with three slow closing drawers under, feature wood panel wall with exposed beam over, matching adjacent wood worktop with range of slow closing cupboards under, complimented by matching wall units over with under counter lighting, space for tall fridge/freezer to the side, storage cupboard over, exposed wood beam over, tiled flooring, spot lighting.

Opening off kitchen to:

DINING ROOM
11'11" x 9'0" (3.63m x 2.74m)
Having a dual aspect, frosted double glazed windows with double glazed windows over to the rear having an easterly aspect with views of The River Adur, frosted double glazed windows with double glazed windows over to the side having a southerly aspect with views of The River Adur, butler sink with mixer tap, wood work top, two storage cupboards under, pull out storage shelf unit to the side, space and plumbing for dishwasher to the side, tiled splash back, complimented by matching wall units over, built in double doored larder with shelving, tiled flooring, spot lighting.

Part double glazed door off dining room to:

BALCONY
8'5" x 3'2" (2.59 x 0.98)
Having a south/easterly aspect with views of The River Adur, laid to tiling, gate giving access to stairs down to courtyard area with door giving access to private parking area (Space to be agreed separately)

Opening off lounge to:

HALL
8'5" in length (2.58 in length)
Wood panelled walls, with painted floor boards, door giving access to storage cupboard.

Original wood panel door off hall to:

STUDY/BEDROOM 3
15'8" x 9' (4.78m x 2.74m)
Georgian style sash window to the front having a westerly aspect, built in double doored storage cupboard with shelving over, further range of built in shelving, range of three low level built in double doored storage cupboards, feature original exposed beach pebble walling, part wood panelled wall, door giving access to the dining room, feature original floor boards, spot lighting.

Door off hall to:

WET ROOM
Being fully tiled, comprising shower area with wall mounted independent ' MIRA ADVANCE ' shower unit with separate shower attachment, twin hand grips, shower rail, wall mounted wash hand basin with hot and cold taps, door giving access to storage cupboard housing ' WORCESTER ' gas fired combination boiler, door giving access to storage cupboard with slatted shelving, double doors to storage cupboard with glass shelving, frosted glazed windows, vinyl flooring, wall mounted electric heater.

Turning staircase with part bannister up from hall to:

SPLIT-LEVEL LANDING
Feature exposed wood beam, LED down lighting.

Door off split-level landing to:

BEDROOM 1
16'2" x 12'9" (4.93m x 3.89m)
Having a dual aspect, double glazed window to the side having a favoured southerly aspect with glimpses of The River Adur, range of double glazed bi-fold doors to the rear having an easterly aspect with views of The River Adur, three buiolt in double mirrored doored wardrobes with hanging and shelving space, original wood flooring, exposed wood beams, spot lighting.

Access off bedroom 1 to:

ROOF TERRACE
15'9" x 10' (4.80m x 3.05m)
Laid to astro turf, having a south/easterly aspect with glimpses of The River Adur and glimpses of The English Channel.

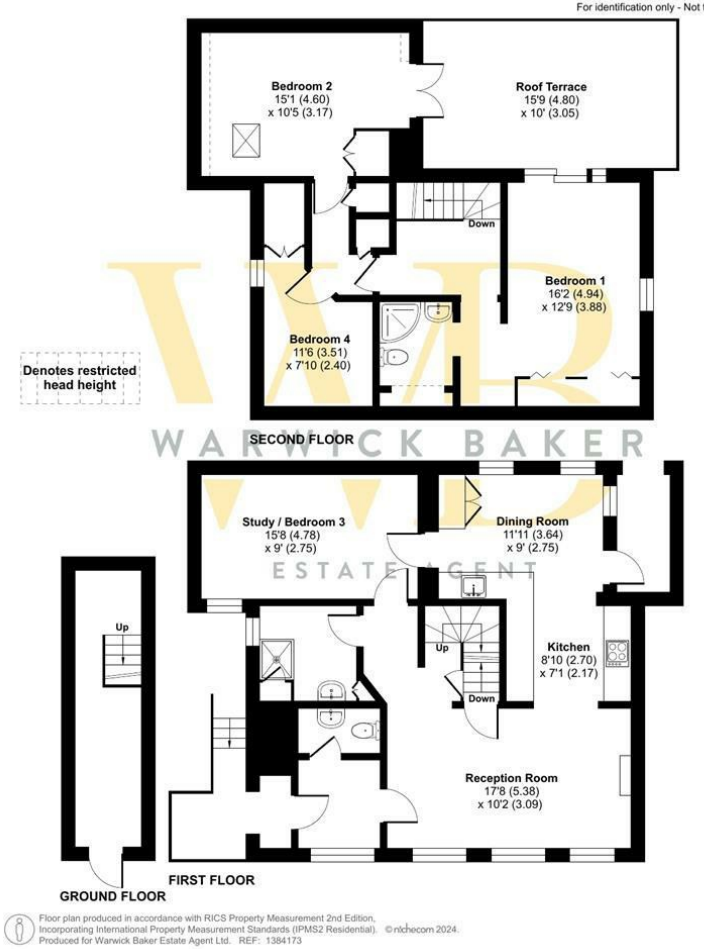
Doorway off bedroom 1 to:

EN-SUITE SHOWER ROOM
Being fully tiled comprising low level wc, floating sink unit with contemporary style mixer tap, two drawers under, heated hand towel rail, display shelving, part sloping ceiling with mirror, step in fully tiled shower cubicle with built in shower with rainfall style shower head, separate shower attachment, twin sliding glass shower doors.

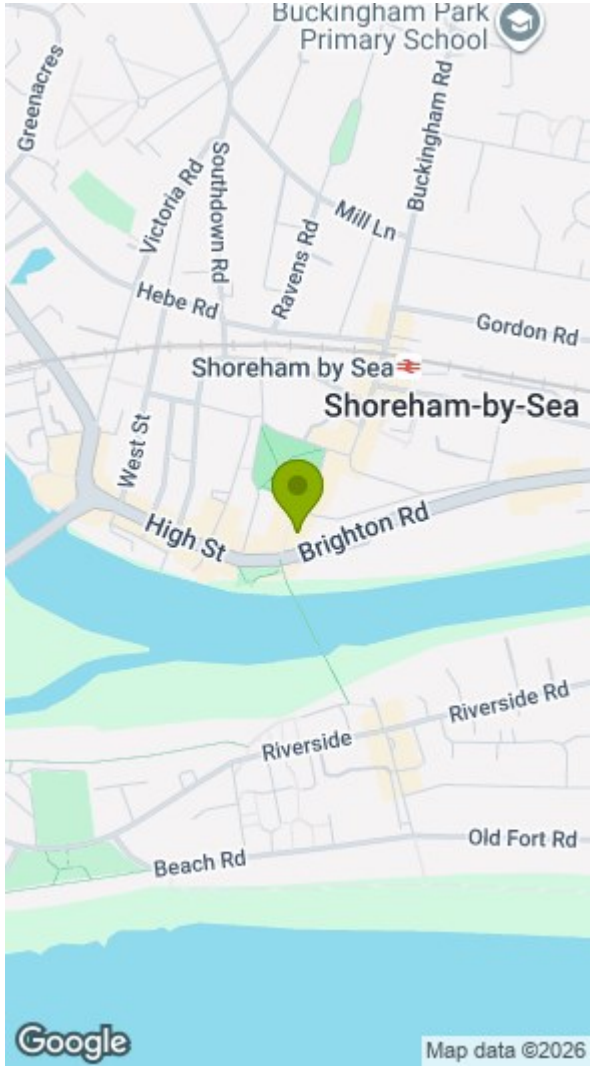
Part frosted glazed door off split-level landing to

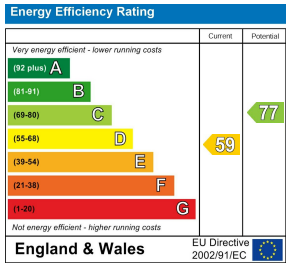
East Street, Shoreham-by-Sea, BN43

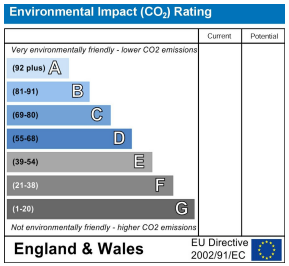
Approximate Area = 1449 sq ft / 134.6 sq m
Limited Use Area(s) = 23 sq ft / 2.1 sq m
Total = 1472 sq ft / 136.7 sq m
For identification only - Not to scale



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: 1384173







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