



5 Ship Street | | Shoreham-By-Sea | BN43 5DH





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£595,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS NEWLY REFURBISHED TOWN HOUSE, LOCATED IN THE HEART OF THE TOWN CENTRE.

THE PROPERTY BENEFITS FROM OPEN ENTRANCE PORCH, ENTRANCE HALL, GROUND FLOOR OFFICE/STUDY, GROUND FLOOR SHOWER ROOM, THREE DOUBLE BEDROOMS, 21' LOUNGE/DINER, NEW KITCHEN, FULLY TILED FAMILY BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, INTEGRAL GARAGE AND WEST FACING PATIO GARDEN.

- ENTRANCE HALL + INNER HALL
- 21' LOUNGE/DINER
- WEST FACING REAR PATIO GARDEN
- GROUND FLOOR SHOWER ROOM + GROUND FLOOR OFFICE/STUDY ROOM
- FULLY TILED FAMILY BATHROOM
- NO UPWARD CHAIN
- THREE DOUBLE BEDROOMS
- FULLY TILED EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- 13' NEW MODERN KITCHEN
- 18' INTEGRAL GARAGE

## OPEN ENTRANCE PORCH

Laid to porcelain tiling.

Door leading to:

## ENTRANCE HALL

Floor to ceiling double glazed window to the front having an easterly aspect, built in double doored storage cupboard with hanging rail, two single doored storage cupboards with shelving, engineered oak flooring with under floor heating, LED downlighting.

Opening off entrance hall to:

## INNER HALL

10'6" in length (3.21 in length)

Engineered oak flooring with under floor heating, LED downlighting.

Oak door off inner hall to:

## OFFICE/STUDY ROOM

13'7" x 9'4" (4.15 x 2.87)

Double glazed windows to the rear having a westerly aspect, engineered oak flooring with under floor heating, LED downlighting.

Oak door off inner hall to:

## SHOWER ROOM

Being fully tiled comprising floating low level wc, floating wall mounted ceramic sink unit with contemporary style mixer tap, tiled flooring, step in fully tiled shower area with built in shower with rainfall style shower head and separate shower attachment, LED downlight.

Oak door off inner hall to:

## GARAGE

18'0" x 10'6" (5.51 x 3.21)

With electric roll up door, power and lighting housing pressurised ' TEMPEST ' hot water cylinder.

Turning staircase up from entrance hall to:

## FIRST FLOOR LANDING

Engineered oak flooring, LED down lighting.

Twin oak doors off first floor landing to:

## KITCHEN

13'1" x 9'11" (4.01 x 3.04)

Comprising Quartz worktop with inset stainless steel sink unit with brushed chrome mixer tap, slow closing storage cupboards under, built in integrated ' HOOVER ' dishwasher to the side, matching Quartz backsplash, adjacent matching Quartz work top with inset ' INDESIT ' four ring electric hob, range of slow closing drawers and cupboards under, pull out bin cupboard to the side, Quartz backsplash, complimented by matching range of wall units over with LED downlighting, built in integrated extractor, built in ' BOSCH ' electric oven to the side, built in ' BOSCH ' microwave over, storage cupboards under and over, built in integrated ' CAPLE ' fridge and freezer to the side, further adjacent matching Quartz worktop with range of cupboards under, built in integrated ' CAPLE ' wine cabinet to the side, Quartz backsplash, complimented by matching wall units over with LED downlighting, engineered oak flooring with under floor heating, double glazed windows to the rear having a westerly aspect, LED downlighting.

Opening off kitchen to:

## LOUNGE/DINING ROOM

21'3" x 16'10" (6.48 x 5.15)

Range of double glazed windows to the front having an easterly aspect, two double glazed French doors to the front having an easterly aspect giving access to a Juliette balcony, engineered oak flooring with under floor heating, built in double doored storage cupboard, LED downlighting.

Turning staircase up from first floor landing to:

## SECOND FLOOR LANDING

Oak door giving access to storage cupboard, sky light, LED downlighting.

Oak door off second floor landing to:

## BEDROOM 1

16'11" x 9'1" (5.18 x 2.79)

Being ' L ' shaped, two sets of double glazed windows to the

front having an easterly aspect, under floor heating, LED downlighting.

Oak door off bedroom 1 to:

## EN-SUITE SHOWER ROOM

Being fully tiled comprising floating low level wc, floating wall mounted ceramic sink unit with contemporary style mixer tap, heated hand towel rail, tiled flooring, step in fully tiled shower area with built in shower with rainfall style shower head and separate shower attachment, LED downlight, extractor fan.

Oak door off second floor landing to:

## BEDROOM 2

11'5" x 9'2" (3.49 x 2.81)

Double glazed windows to the front having an easterly aspect, two sets of double glazed French doors to the front having an easterly aspect giving access on to a Juliette balcony, . two oak doors giving access to walk in wardrobe, under floor heating, LED downlighting.

Oak door off second floor landing to:

## BEDROOM 3

10'4" x 9'9" (3.17 x 2.98)

Double glazed windows to the rear having a westerly aspect with views of The South Downs and Lancing College, LED downlighting, under floor heating.

Oak door off second floor landing to:

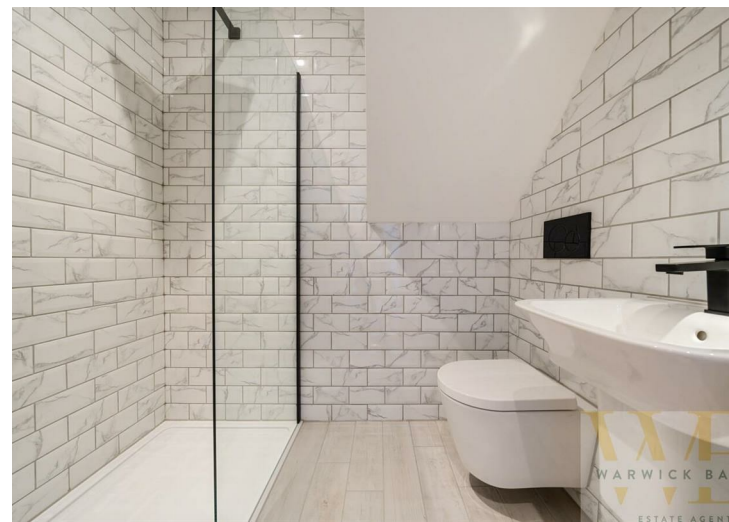
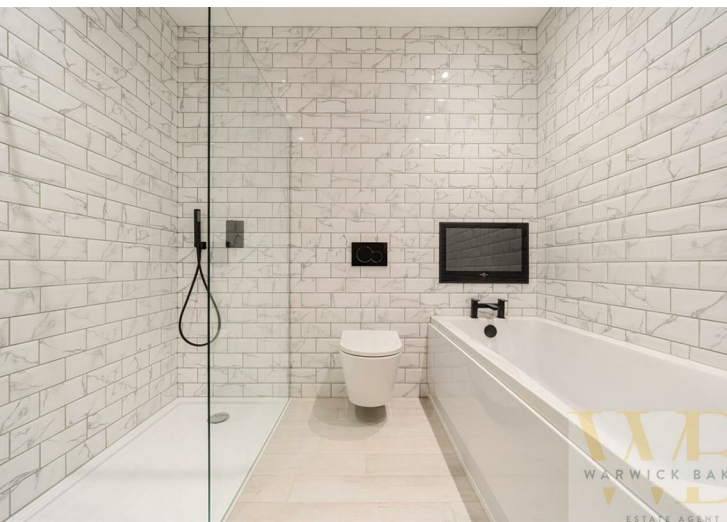
## FAMILY BATHROOM

Being fully tiled, comprising panel bath with mixer tap, built in flat screen TV over, floating low level wc, floating wall mounted ceramic sink unit with contemporary style mixer tap, heated hand towel rail, tiled flooring, LED downlight, extractor fan, step in fully tiled shower area with built in shower with rainfall style shower head and separate shower attachment.

## REAR PATIO GARDEN

11'2" x 8'7" (3.41 x 2.63)

Having a westerly aspect, laid totally to porcelain paving slabs, enclosed on three sides by brick wall and bungarooosh wall.



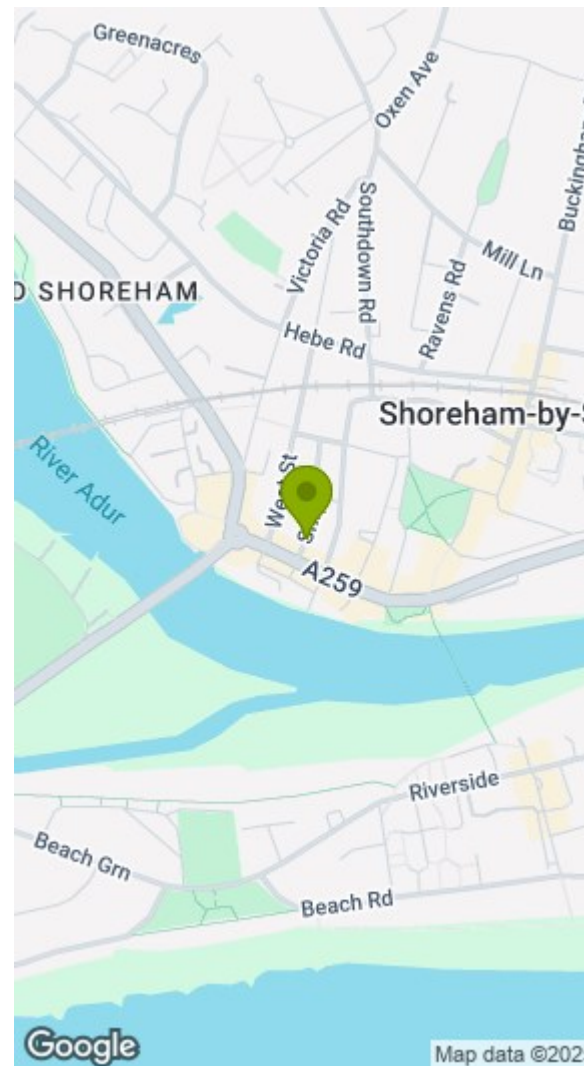
## Ship Street, BN43

Approximate Area = 1503 sq ft / 139.6 sq m  
 Garage = 221 sq ft / 20.5 sq m  
 Total = 1724 sq ft / 160.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworn 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1161985



### 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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	