



16 John Street | | Shoreham-By-Sea | BN43 5DN





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£550,000

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\*\*\* OPEN DAY SATURDAY 24TH FEBRUARY 11:00am-12:00am \*\*\* CALL TO BOOK YOUR APPOINTMENT SLOT \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS WELL PRESENTED THREE STOREY END OF TERRACE VICTORIAN HOUSE. THE PROPERTY BENEFITS FROM A PLETHORA OF ORIGINAL FEATURES AND FIREPLACES THROUGHOUT, BENEFITTING FURTHER FROM ENTRANCE VESTIBULE, WEST FACING LOUNGE, DINING ROOM, MODERN KITCHEN, UTILITY ROOM, GROUND FLOOR CLOAK ROOM, FOUR BEDROOMS, FAMILY BATHROOM, REAR PATIO GARDEN AND SIDE COURTYARD. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE VESTIBULE
- MODERN KITCHEN
- PLETHORA OF ORIGINAL FEATURES AND FIREPLACES THROUGHOUT
- FOUR BEDROOMS
- UTILITY ROOM + SEPARATE CLOAKROOM
- NO UPWARD CHAIN
- WEST FACING LOUNGE
- LARGE FAMILY BATHROOM
- DINING ROOM
- REAR PATIO GARDEN + SIDE COURTYARD

Part stained glass glazed front door leading to:

### ENTRANCE VESTIBULE

4'4" x 3'3" (1.34 x 1.00)

Recessed feature with shelving, feature exposed wood beam, ornate picture rail ornate cornicing, ornate central ceiling rose, double panelled radiator, exposed wood flooring.

Twin doors off entrance vestibule to:

### LOUNGE

12'1" x 11'5" (3.70 x 3.48)

Being 'L' shaped, Georgian style wood framed double glazed windows to the front having a westerly aspect, recessed storage cupboard with glass shelf, storage cupboard housing gas meter, feature exposed wood beam, double panelled radiator, exposed wood flooring, feature decorative corbels, ornate cornicing, ornate central ceiling rose.

Two stairs up to:

### DINING ROOM

11'10" x 9'1" (3.61 x 2.77)

Georgian style wood framed double glazed windows to the rear having an easterly aspect, feature wood burner with wood fireplace surround and mantle, decorative tiled insert, slate hearth, double panelled radiator, double doors giving access to under stairs storage cupboard, recessed storage area under the stairs with display shelving, feature exposed wood beam, exposed wood flooring, ornate cornicing, ornate central ceiling rose.

Door off dining room to:

### KITCHEN

11'11" x 7'4" (3.64 x 2.25)

Comprising 1 1/4 bowl enamel sink unit with antique style mixer tap inset into granite effect worktop, range of storage cupboards under, space and plumbing for washing machine to the side, tiled splash back, complimented by range of matching wall units over with one glass display cabinet, wall mounted 'GLOWWORM' gas fired combination boiler to the side, free standing range style cooker with five gas ring hob and four ovens under, granite effect worktops to either side with drawers and cupboards under, tiled splash back, built in integrated extractor hood over, complimented by range of matching wall

units over with one glass display cabinet, pull out storage unit to the side, space for tall fridge/freezer to the side, feature exposed wood beam, Georgian style wood framed double glazed windows to the side, tiled flooring, spotlighting.

Door off kitchen to:

### UTILITY ROOM

5'0" x 4'0" (1.54 x 1.22)

Comprising enamelled sink unit with antique style mixer tap with storage cupboard under, rolled edge worktop to the side with space for washing machine under, double panelled radiator, wood framed double glazed windows to the rear having an easterly aspect, wood framed double glazed windows to the side, part wood panelling, tiled flooring.

Door off utility room to:

### CLOAKROOM

Being part tiled and part wood panelled comprising high level cistern with wc, wall mounted wash hand basin with hot and cold taps, dado rail, frosted glazed windows, tiled flooring.

Turning staircase with bannister and spindles and dado rail up from dining room to:

### FIRST FLOOR SPLIT LEVEL LANDING

Part wood panelling, dado rail, ornate cornicing, single panel radiator.

Original wood panelled door off first floor split level landing to:

### BEDROOM 1

12'3" x 11'5" (3.74 x 3.49)

Having a dual aspect, Georgian style wood framed double glazed windows to the front having a westerly aspect, wood framed double glazed window to the side having a favoured southerly aspect with views of The River Adur and distant view of The English Channel, feature wood fireplace surround and mantle with brass cradle, tiled insert, tiled hearth, double panelled radiator, exposed wood flooring, part wood panelling, dado rail, picture rail, ornate cornicing, ornate central ceiling rose, doorway giving access to bedroom 3.

Original wood panelled door off first floor split level landing to:

### BEDROOM 3

11'11" x 6'11" (3.65 x 2.11)

Georgian style wood framed double glazed windows to the rear having an easterly aspect, feature wood fireplace surround and mantle with cast iron cradle, cast iron insert, tiled hearth, part wood panelled walls, exposed wood flooring, double panelled radiator, picture rail ornate cornicing, ornate central ceiling rose.

Original wood panelled door off first floor split level landing to:

### FAMILY BATHROOM

11'10" x 7'4" (3.62 x 2.24)

Comprising feature free standing rolled top bath with lions claw and ball feet, antique style mixer tap, pedestal wash hand basin with mixer tap, low level wc, heated hand towel rail, wood panelled walls to dado height, Georgian style frosted wood framed double glazed window, frosted glazed window, exposed wood flooring, door giving access to airing cupboard with slatted shelving, storage cupboard over, step in fully tiled shower cubicle with built in shower with rainfall style shower head, separate shower attachment, sliding UPVC shower door.

Stairs with bannister and spindles up from first floor split level landing to:

### SECOND FLOOR LANDING

Window to the rear having an easterly aspect, part wood panelled walls, picture rail.

Door off second floor landing to:

### BEDROOM 2

12'0" x 11'6" (3.67 x 3.53)

Georgian style wood framed double glazed windows to the front having a westerly aspect, double panelled radiator, picture rail, access to loft storage space.

Twin doors off second floor landing to:

### BEDROOM 4

11'8" x 6'7" (3.57 x 2.03)

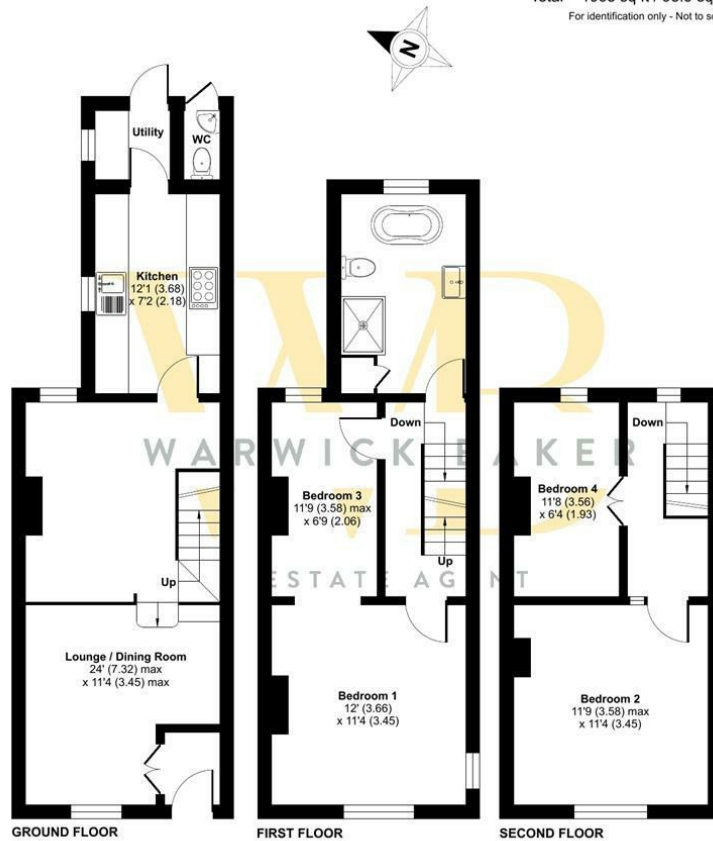
Georgian style wood framed double glazed windows to the rear having an easterly aspect, double panelled radiator, exposed wood flooring, frosted leaded glazed window affording borrowed light from bedroom 2.

Part frosted stained glass door off utility room to:

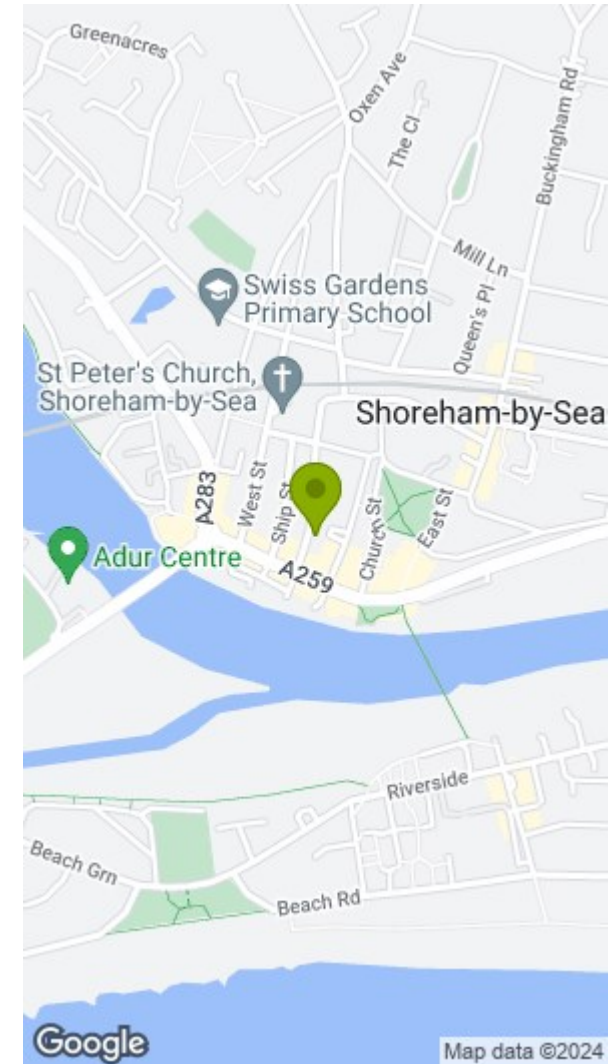


## John Street, Shoreham-by-Sea, BN43

Approximate Area = 1056 sq ft / 98.1 sq m  
 Outbuilding = 9 sq ft / 0.8 sq m  
 Total = 1065 sq ft / 98.9 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). © rickwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1083588



### 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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(54-68) D			(54-68) 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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>		EU Directive 2002/91/EC