



Ferryman, 10a John Street | | Shoreham-By-Sea | BN43 5DN



ESTATE AGENT



Ferryman, 10a John Street | | Shoreham-By-Sea | BN43 5DN

£895,000

\*\*\* £895,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE NEWLY BUILT SEMI-DETACHED THREE STOREY TOWN HOUSE. LOCATED IN THE HEART OF THE TOWN CENTRE WITHIN 50 METRES OF LOCAL SHOPS, THE PROPERTY BENEFITS FROM ENTRANCE HALL, FIVE BEDROOMS, OPEN PLAN KITCHEN/LIVING ROOM, UTILITY CUPBOARD, GROUND FLOOR CLOAK ROOM, FULLY TILED FAMILY BATHROOM, TWO EN-SUITE SHOWER ROOMS, OFF ROAD PARKING FOR ONE VEHICLE AND 38' EAST FACING REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- UTILITY CUPBOARD
- 38' EAST FACING REAR GARDEN
- 5 BEDROOMS
- FULLY TILED FAMILY BATHROOM
- HEART OF THE TOWN CENTRE
- OPEN PLAN KITCHEN/LIVING ROOM
- TWO EN-SUITE SHOWER ROOMS
- GROUND FLOOR CLOAKROOM
- OFF ROAD PARKING SPACE

Front door leading to:

### ENTRANCE HALL

18'0" in length (5.50 in length)

Frosted double glazed window to the front, double panelled radiator, tiled flooring, oak door giving access to storage cupboard, twin oak doors to utility cupboard with granite effect worktop, 'HOOVER' washing machine under, 'HOOVER' tumble dryer under, LED downlighting.

Oak door off entrance hall to:

### STUDY/BEDROOM 5

8'4" x 6'7" (2.55 x 2.03)

Double glazed windows to the front having a westerly aspect, double panelled radiator, tiled flooring, LED downlighting.

Oak door off entrance hall to:

### CLOAKROOM

Being part tiled to dado height, comprising low level wc, vanity unit with enamel sink unit and mixer tap, double doored storage cupboard under, double panelled radiator, frosted double glazed window, tiled flooring, extractor fan, LED downlighting.

Oak door off entrance hall to:

### KITCHEN/LIVING ROOM

#### KITCHEN

15'1" x 13'10" (4.62 x 4.23)

Comprising 'QUARTZ' worktop with inset 1 1/4 bowl stainless steel sink unit with brushed chrome mixer tap, 'NEUE' four ring stainless steel hob to the side, 'NEUE' double electric oven under, range of slow closing cupboards to the side, built in 'NEUE' dishwasher to the side, matching 'QUARTZ' backsplash with tiling over, complimented by matching wall units over, built in extractor hood with downlighting, wall units to the side housing 'IDEAL ATLANTIC' gas fired combination boiler, matching adjacent 'QUARTZ' worktop with storage cupboard under, matching 'QUARTZ' backsplash with tiling over, built integrated fridge/freezer to the side, adjacent three seater breakfast bar with matching 'QUARTZ' worktop, range of slow closing drawers and cupboard under, glass and stainless steel wine cooler to the side, double panelled radiator, tiled flooring,

frosted double glazed window, LED downlighting.

Opening off kitchen to:

### LIVING ROOM

13'10" x 13'1" (4.24 x 4.01)

Range of double glazed bi-fold doors to the rear having an easterly aspect, double panelled radiator, tiled flooring, double glazed skylight, LED downlighting.

Turning staircase with bannister and spindles up from entrance hall to:

### FIRST FLOOR LANDING

Double panelled radiator, oak door giving access to storage cupboard, LED downlighting.

Oak door off first floor landing to:

### BEDROOM 1

13'10" x 10'11" (4.23 x 3.33)

Two sets of double glazed windows to the rear having an easterly aspect, double panelled radiator, LED downlighting.

Oak door off first floor landing to:

### BEDROOM 2

13'10" x 10'0" (4.24 x 3.05)

Being 'L' shaped, two sets of double glazed windows to the front having a westerly aspect, double panelled radiator, LED downlighting.

Oak door off first floor landing to:

### FAMILY BATHROOM

Being fully tiled, comprising panelled bath with mixer tap, built in shower with rainfall style shower head and separate shower attachment, glass shower screen, vanity unit with inset enamelled sink unit with mixer tap, double doored storage cupboard under, low level wc, heated hand towel rail, frosted double glazed window, tiled flooring, extractor fan, LED downlighting.

Turning staircase with bannister and spindles up from first floor landing to:

### SECOND FLOOR LANDING

Double glazed skylight, LED downlighting.

Oak door off second floor landing to:

### BEDROOM 2

13'11" x 10'7" (4.25 x 3.25)

Double glazed windows to the rear having an easterly aspect, double panelled radiator, part sloping ceilings, LED downlighting.

Oak door off bedroom 1 to:

### EN-SUITE SHOWER ROOM

Being fully tiled, comprising vanity unit with enamelled sink unit with mixer tap, storage cupboard under, low level wc, tiled flooring, extractor fan, LED downlighting, step in fully tiled shower cubicle with built in shower with rainfall style shower head with separate shower attachment, sliding glass shower door.

Oak door off second floor landing to:

### BEDROOM 3

10'4" x 10'2" (3.16 x 3.10)

Double glazed windows to the front having a westerly aspect, double panelled radiator, part sloping ceiling, LED downlighting.

Oak door off bedroom 2 to:

### EN-SUITE SHOWER ROOM

Being fully tiled, comprising vanity unit with enamelled sink unit with mixer tap, storage cupboard under, low level wc, tiled flooring, extractor fan, LED downlighting, step in fully tiled shower cubicle with built in shower with rainfall style shower head with separate shower attachment, sliding glass shower door.

### FRONT

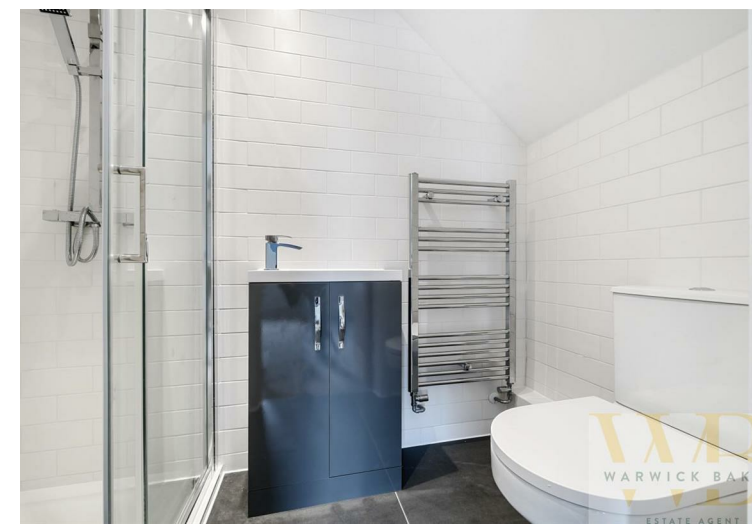
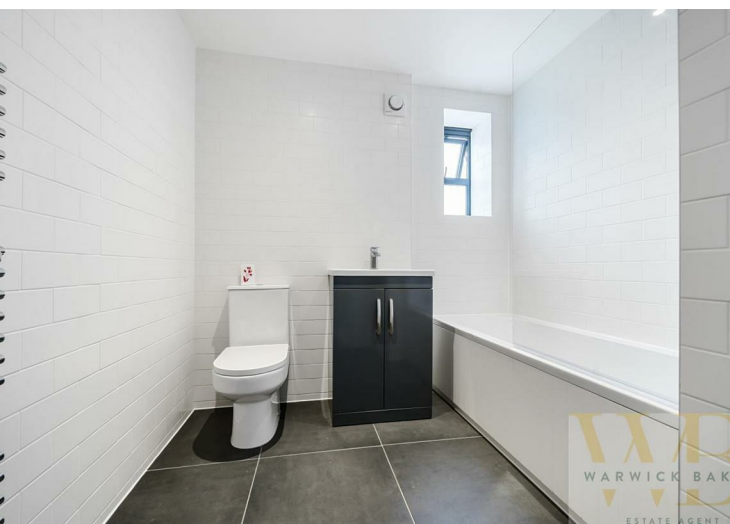
20'2" x 18'4" (6.17 x 5.59)

Having a westerly aspect, laid to patio slab hard parking, with off road parking space.

### REAR GARDEN

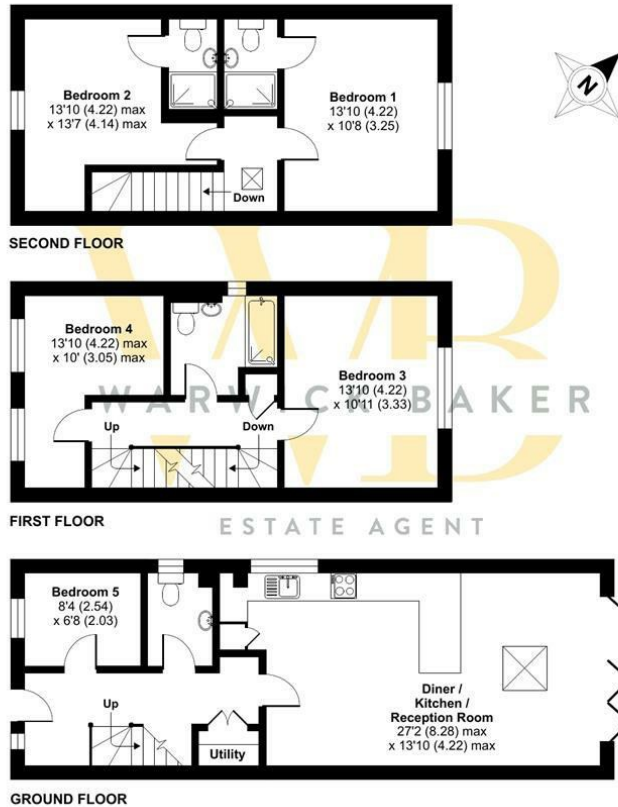
38'3" x 14'5" (11.67 x 4.40)

Having an easterly aspect, laid partly to patio slabs, rear lawned area, enclosed by high walling and part fencing.

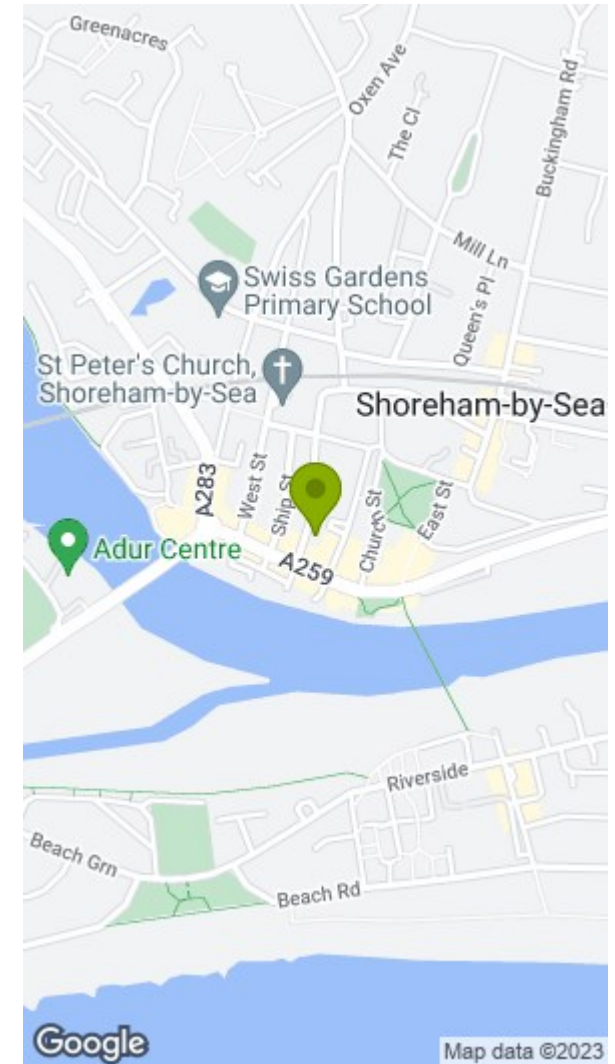


# John Street, Shoreham-by-Sea, BN43

Approximate Area = 1389 sq ft / 129 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). © richwcom 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 1008541



## 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
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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	