



6 Southdown Road | | Shoreham-By-Sea | BN43 5AN



ESTATE AGENT



## 6 Southdown Road | | Shoreham-By-Sea | BN43 5AN

£1,000,000

\*\*\* OFFERS IN EXCESS OF £1,000,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS UNIQUE OPPORTUNITY, MIXED USE RESIDENTIAL & COMMERCIAL PROPERTY.

6A SOUTHDOWN ROAD IS AN IMMACULATELY PRESENTED BREATHTAKINGLY SPLIT-LEVEL APARTMENT. LOVINGLY CONVERTED BY THE CURRENT OWNERS THIS HIGH-END PROPERTY CONSISTS OF 26'4 X 12'11 LIVING ROOM WITH A WESTERLY ASPECT BAY WINDOW AND VAULTED CEILING, 22'4 X 10'7 DINING ROOM, 26'4 X 19'2 KITCHEN BREAKFAST ROOM WITH ACCESS OUT ONTO A ROOF TERRACE, AND A 16'3 12'11 MASTER BEDROOM WITH WESTERLY ASPECT BAY WINDOW OPEN TO AN ENSUITE BATHROOM ALL ON THE FIRST FLOOR. ON THE SECOND FLOOR THERE IS A 17' BEDROOM THREE WITH VAULTED CEILING AND ACCESS TO PRIVATE BALCONY. STAIRS LEADING TO THE TOP FLOOR WHERE THERE IS A 16'8 BEDROOM TWO WITH ENSUITE SHOWER ROOM, AND 12'3 BEDROOM FOUR.

- MIXED USE OPPORTUNITY WITH POTENTIAL FOR DEVELOPMENT
- STUNNING IMMACULATELY PRESETED SPLIT LEVEL APARMENT 1ST, 2ND & 3RD FLOOR
- 26FT LIVING ROOM / 22FT DINING ROOM / 26FT KITCHEN
- FOUR DOUBLE BEDROOMS / THREE BATHROOMS
- LARGE SECLUDED GARDENS WITH DOUBLE GARAGE
- GROUND FLOOR COMMERCIAL PREMESES
- OFF STREET CAR PARKING
- 23FT MAIN RECEPTION
- MULTIPLE UNITS / OFFICES / SURGERYS
- CALL FOR MORE INFORMATION 01273 461144



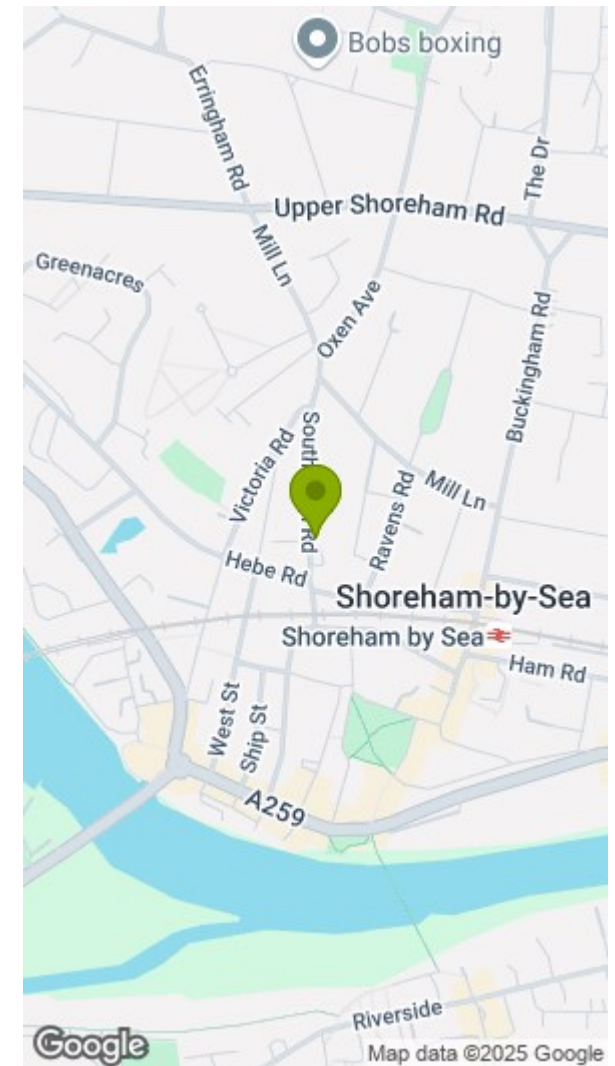
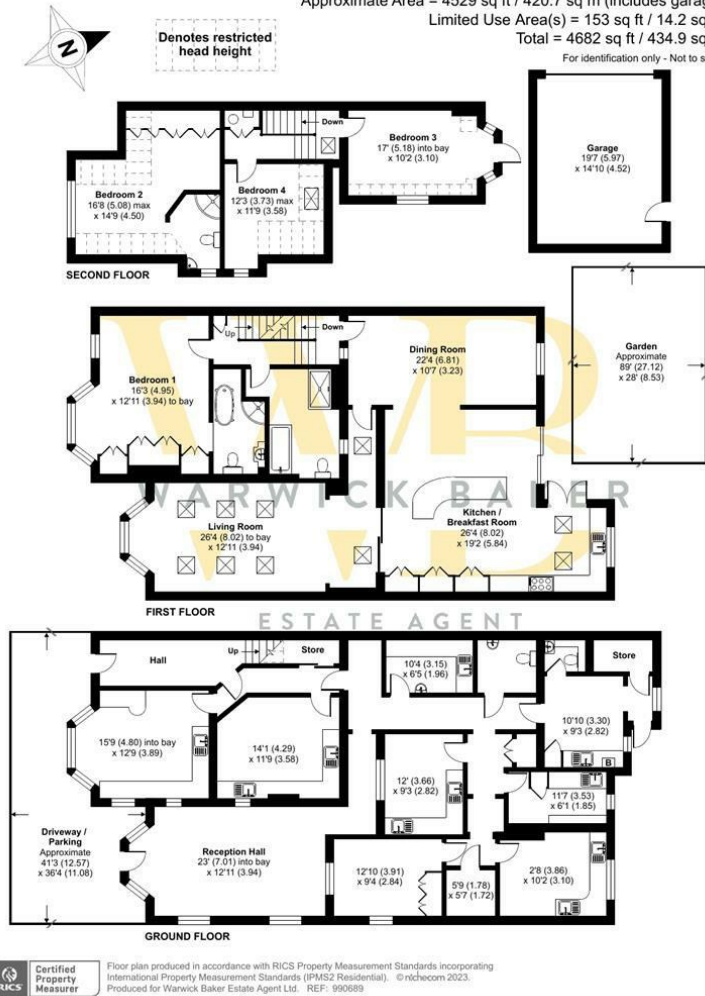
## Southdown Road, Shoreham-by-Sea, BN43

Approximate Area = 4529 sq ft / 420.7 sq m (includes garage)

Limited Use Area(s) = 153 sq ft / 14.2 sq m

Total = 4682 sq ft / 434.9 sq m

For identification only - Not to scale



### 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) <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	