48 West Street | | Shoreham-By-Sea | BN43 5WG

WARWICK BAKER
ESTATE AGENT

48 West Street | | Shoreham-By-Sea | BN43 5WG

£375,000

*** £375,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS STUNNING GRADE II LISTED COTTAGE LOCATED IN THE CENTRE OF SHOREHAM BY SEA.

THE PROPERTY IS OFFERED IN IMMACLUATE CONDITION HAVING BEEN REFURBISHED BY THE CURRENT VENDOR, WITH A MODERN FITTED KITCHEN, FRONT ASPECT 11'9 LIVING ROOM, 8'5 DINING ROOM ON THE GROUND FLOOR. UPSTAIRS THERE IS A REFITTED MODERN SHOWER ROOM AND 10'78 BEDROOM. OUTSIDE THERE IS A SECLUDED WALLED COTTAGE GARDEN.

- GRADE II LISTED COTTAGE
- 8'5 X 7'2 DINING ROOM
- NO CHAIN
- TOWN CENTER LOCATION, WEST STREET
- REFITTED MODERN SHOWER ROOM
- CALL NOW TO VIEW 01273 461144
- MODERN FITTED KITCHEN
- 10'7 X 9'8 DOUBLE BEDROOM
- 11' X 9'8 LIVING ROOM
- SECLUDED WALLED GARDEN

ENTRANCE
Solid wood door to front.

LIVING ROOM
11' x 9'8 (3.35m x 2.95m)
Feature fire place, front aspect oak frame leaded light window, opening to

DINING ROOM
8'5 x 7'2 (2.57m x 2.18m)
Under stairs cupboard, stair turning and rising to the First Floor Landing, opening to

KITCHEN
7'10 x 6'6 (2.39m x 1.98m)
Recently fitted modern kitchen, range of wall and base level units, work surfaces, inset sink and drainer unit, inset gas hob, oven under, extractor over, integrated dishwasher, fridge and freezer, space and plumbing for washing machine, skylight, double french doors leading out the Rear Gardens.

FIRST FLOOR LANDING
Doors giving access to Bedroom and Shower Room, window.

BEDROOM
10'7 x 9'8 (3.23m x 2.95m)
Front aspect oak frame leaded light window, fitted wardrobes and cupboards.

SHOWER ROOM
Refitted modern suite, oversized shower unit, floating vanity unit with sink and draws under, low level W.C, rear aspect windows.

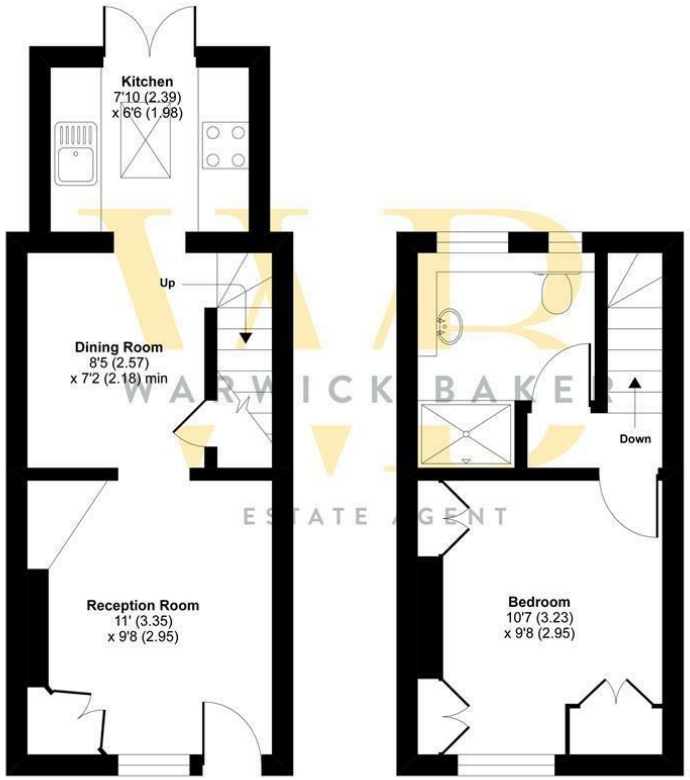
OUTSIDE

REAR GARDENS
Walled rear garden, raised flower beds, timber shed.

West Street, Shoreham-by-Sea, BN43

Approximate Area = 440 sq ft / 40.8 sq m

For identification only - Not to scale



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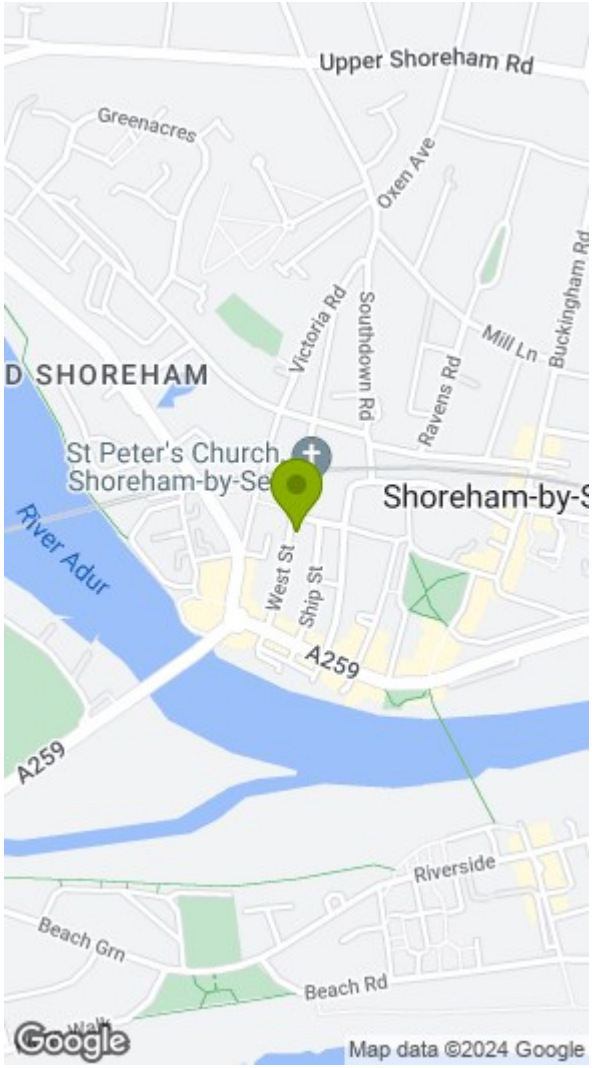
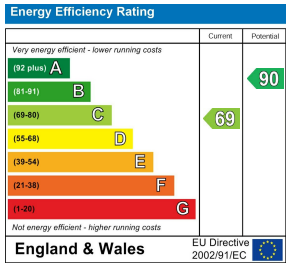
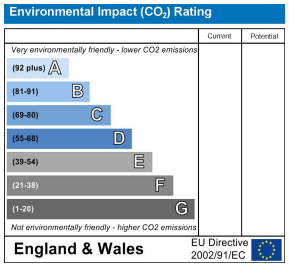
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 685258







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