



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



ESTATE AGENT



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Offers In Excess Of £310,000

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WARWICK BAKER ESTATE AGENTS ARE EXCITED TO PRESENT THIS CHARMING MID-TERRACE COTTAGE, IDEALLY LOCATED IN THE VIBRANT TOWN CENTRE, JUST MINUTES FROM THE BUSTLING HIGH STREET ON SHIP STREET.

THIS IMMACULATE PROPERTY FEATURES A SPACIOUS LIVING ROOM AND DINING ROOM, PERFECT FOR ENTERTAINING, ALONG WITH A MODERN, NEWLY FITTED KITCHEN ON THE GROUND FLOOR. ON THE FIRST FLOOR, YOU'LL FIND A GENEROUS DOUBLE BEDROOM AND A WELL-APPOINTED FAMILY BATHROOM.

- TERRACED COTTAGE
- WEST FACING COURTYARD
- OUTSIDE UTILITY STORE
- ONE BEDROOM
- TWO RECEPTION ROOMS
- CHAIN FREE
- NEW FITTED KITCHEN
- MINUTES FROM THE HIGH STREET
- FEATURE FIREPLACE
- PERIOD FEATURES

## FRONT DOOR

UPVC part double glazed door leading to:

## LIVING ROOM

11'7 x 9'8 (3.53m x 2.95m)

Solid oak wood flooring, feature fire with exposed brick, double radiator, double glazed front aspect window, leaver & latch door to:

## DINING ROOM

9'9 x 8' (2.97m x 2.44m)

Double glazed rear aspect window, stairs turning and rising to first floor, understairs storage cupboard, double radiator, continuation of solid oak wood flooring, doorway leading to:

## KITCHEN

Double glazed window to side and rear, country style kitchen with base and eye level wall units, wood effect work surfaces with inset four ring electric halogen hob, electric oven under and extractor over, inset stainless steel circular sink unit, tiled splash back, exposed flint wall, continuation of solid oak wood flooring, double glazed UPVC stable style door to garden.

## FIRST FLOOR LANDING

Doors to both rooms.

## BEDROOM

13'2 x 9'8 (4.01m x 2.95m)

Double glazed front aspect window, fitted wardrobe, solid dark wood flooring, feature fireplace with exposed brick, double radiator.

## BATHROOM

Matching white suite, comprising panelled enclosed bath with wall mounted shower over, inset sink with cupboards under, tiled walls, low level w.c., wood effect vinyl flooring, electric chrome heated towel rail, loft access, double glazed obscured glass rear aspect window.

## COURTYARD STYLE REAR GARDEN

Secluded westerly facing aspect, utility storage shed with power and light.



# Ship Street, Shoreham-by-Sea, BN43

Approximate Area = 440 sq ft / 40.9 sq m  
For identification only - Not to scale



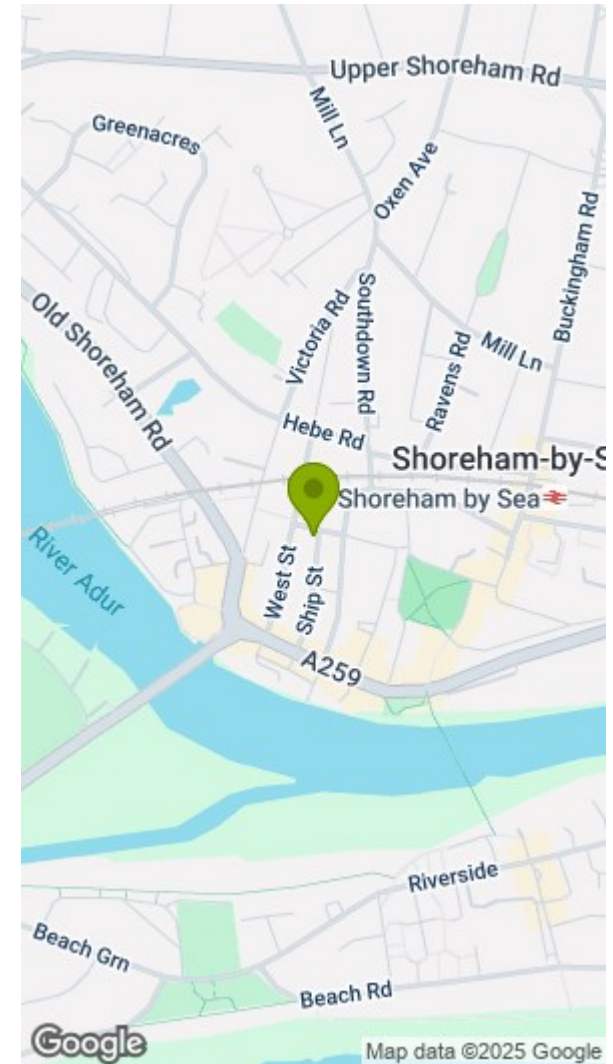
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1179112

### 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	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>92</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC