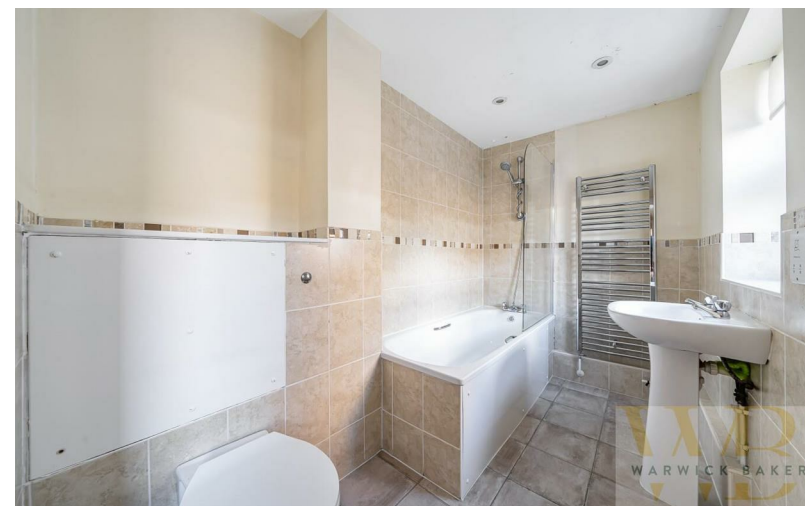




Flat A, Press House 5, Church Street | | Shoreham | BN43

500

WB
WARWICK BAKER
ESTATE AGENT



Flat A, Press House 5, Church Street | | Shoreham | BN43 5DQ

£199,950

*** £199,950 ***

WARWICK BAKER ESTATE AGENTS ARE EXCITED TO PRESENT THIS EXCEPTIONAL GROUND FLOOR APARTMENT, NESTLED IN A HISTORIC PERIOD BUILDING. IDEALLY LOCATED IN THE HEART OF THE TOWN CENTRE, IT'S JUST 100 METRES FROM SHOREHAM MAINLINE RAILWAY STATION, OFFERING CONVENIENT ACCESS TO LONDON VICTORIA IN A QUICK 80 MINUTES. THIS APARTMENT BOASTS AN INVITING ENTRANCE VESTIBULE, A GENEROUS 15' LOUNGE, A MODERN KITCHEN, A SPACIOUS 15' DOUBLE BEDROOM, A CONTEMPORARY BATHROOM, A CHARMING FORMAL PATIO AREA, AS WELL AS TWO CELLAR ROOMS FOR ADDED STORAGE. INTERNAL VIEWINGS ARE STRONGLY RECOMMENDED BY THE VENDORS' SOLE AGENT. ENJOY THE BENEFIT OF NO UPWARD CHAIN!

- ENTRANCE VESTIBULE
- 15' DOUBLE BEDROOM
- 15' LOUNGE
- MODERN KITCHEN
- MODERN BATHROOM
- TWO CELLAR ROOMS
- FORMAL WEST FACING PATIO AREA
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS
- NO UPWARD CHAIN

Front door leading to:

ENTRANCE VESTIBULE

3'10" x 3'1" (1.17m x 0.94m)

Door off entrance vestibule to:

LOUNGE

15'2" x 13'5" (4.64 x 4.10)

Part frosted original sash window to the front having an easterly aspect, double panelled radiator, single panel radiator, two built in double doored storage cupboards with shelving, two part frosted glazed display cabinets with shelving over.

Arched doorway with step down to:

KITCHEN

15'2" x 5'8" (4.62m x 1.73m)

Comprising stainless steel sink unit with mixer tap inset into wood effect work top, range of drawers and cupboards under, tiled splash back, complimented by matching wall units over, matching adjacent worktop with inset four ring electric hob, 'CDA' electric oven under, tiled splash back, complimented by matching wall units over with integrated extractor hood, vinyl flooring, double glazed windows to the rear having a westerly aspect, LED downlighting.

Door off kitchen to:

INNER HALL

8'11" x 6'8" (2.72m x 2.03m)

Being 'L' shaped, single panel radiator, vinyl flooring, LED downlighting, double doors to airing cupboard housing 'WORCESTER' gas fired combination boiler, space and plumbing for washing machine.

Step up with door off inner hall to:

BEDROOM

15'2" x 8'11" (4.64 x 2.72)

Part frosted original sash window to the front having an easterly aspect, two double panelled radiators, two built in double doored wardrobes with hanging and shelving space, single door wardrobe with hanging and shelving space.

Door off inner hall to:

BATHROOM

Being part tiled, comprising bath with mixer tap with separate shower attachment, twin hand grips, glass shower screen, pedestal wash hand basin with hot and cold taps, low level wc, heated hand towel rail, tiled flooring, double glazed windows to the rear having a westerly aspect, LED downlighting.

Twin part double glazed French doors off inner hall to:

FORMAL PATIO AREA

Having a westerly aspect.

Door off kitchen to stairs with handrail down to:

CELLAR ROOM A

17'4" x 12'5" (5.30 x 3.80)

Doorway off cellar room a to:

CELLAR ROOM B

14'4" x 9'10" (4.39 x 3.01)

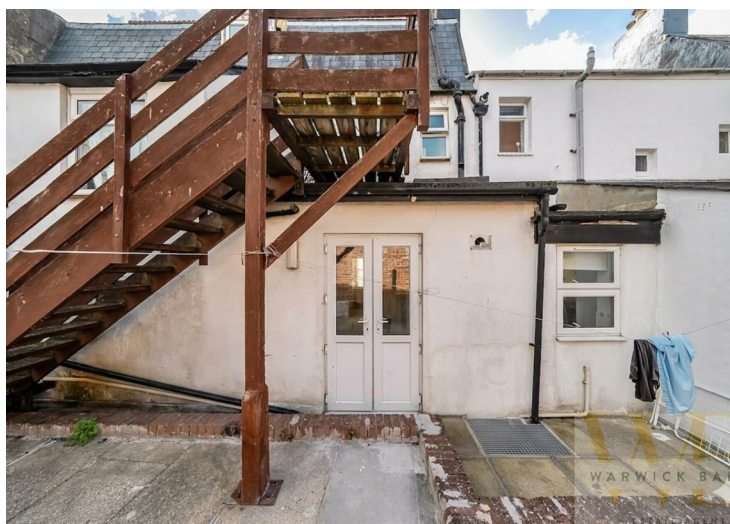
OUTGOINGS

SHARE OF FREEHOLD.

MAINTENANCE:- 50% OF ANY EXPENDITURE

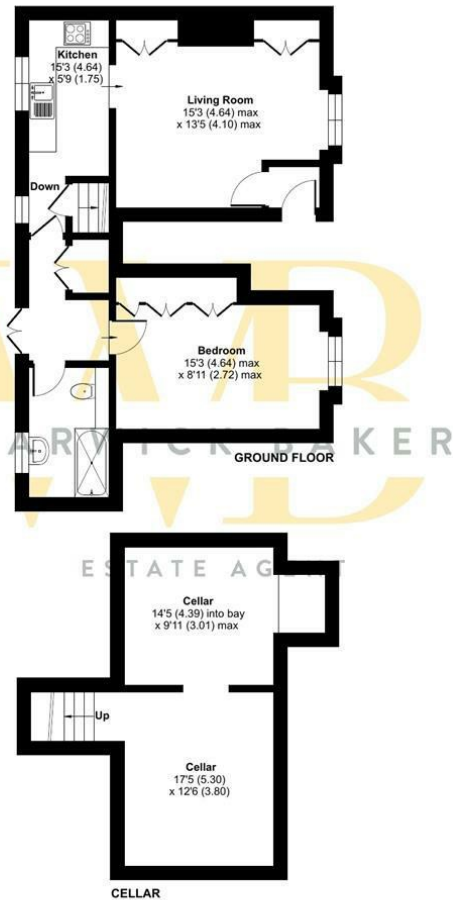
GROUND RENT:- NON APPLICABLE

LEASE:- NEW LEASE TO BE PROVIDED



Church Street, Shoreham-by-Sea, BN43

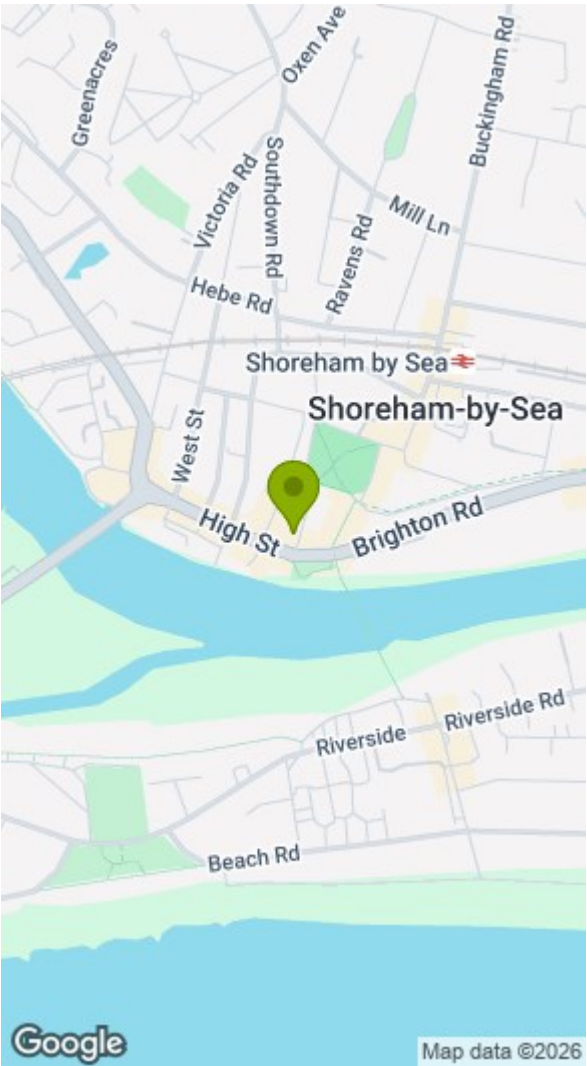
Approximate Area = 840 sq ft / 78 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1477604

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	