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## 2 Harbour House

Harbour Way, Shoreham-By-Sea, BN43 5HZ

Offers over £450,000

Freehold Council Tax Band C



James & James Estate Agents are delighted to bring to the market this rarely available two/three bedroom property situated on Shoreham Beach.

The property is currently arranged as ground floor office space with a two bedroom apartment on the first floor. Planning Permission will be obtained to convert the property into a residential dwelling.

The accommodation currently comprises, entrance hall, open plan office space which could easily be used as a lounge/living area, kitchen and cloakroom.

To the first floor there are two bedrooms, a luxury bathroom and an open plan lounge/kitchen area which could easily be turned into a master bedroom suite.

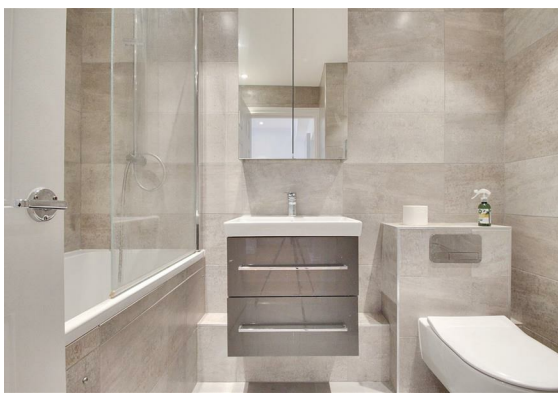
Externally there is a spacious paved rear garden to the rear, front garden and a private drive with space for two vehicles. Additionally there are two allocated parking spaces situated in the car park adjacent to the property.

In our opinion viewing is essential to fully appreciate both the versatility and generous size of this sought after Shoreham Beach residence.

CHAIN FREE.

### Entrance Hall

Office Space/Lounge  
32'6 x 17'1 (9.91m x 5.21m)





Kitchen  
11'7 x 9'3 (3.53m x 2.82m)

Cloakroom

First Floor Landing

Open Plan  
Lounge/Kitchen/Bedroom  
17'6 x 16'8 (5.33m x 5.08m)



Bedroom  
15'3 x 8'1 (4.65m x 2.46m)

Bedroom  
12' 8'1 (3.66m x 2.46m)

Luxury Bathroom

Rear Garden

Private Drive

Two Allocated Parking Spaces



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

