

PHILLIPS & STILL

Ham Road, Shoreham-by-Sea

£375,000 - £400,000



- A Very Well Presented Character-Filled Ground Floor Apartment
- Two Double Bedrooms
- 20ft Open Plan Lounge / Diner
- Extensive Modern Kitchen Area
- Private Rear Patio Garden

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Ham Road, Shoreham-by-Sea, BN43 6PA



This beautifully presented and extremely spacious ground floor converted apartment is presented for sale in fantastic order and makes an impressive home, buy to let investment or second / holiday property near the sea!

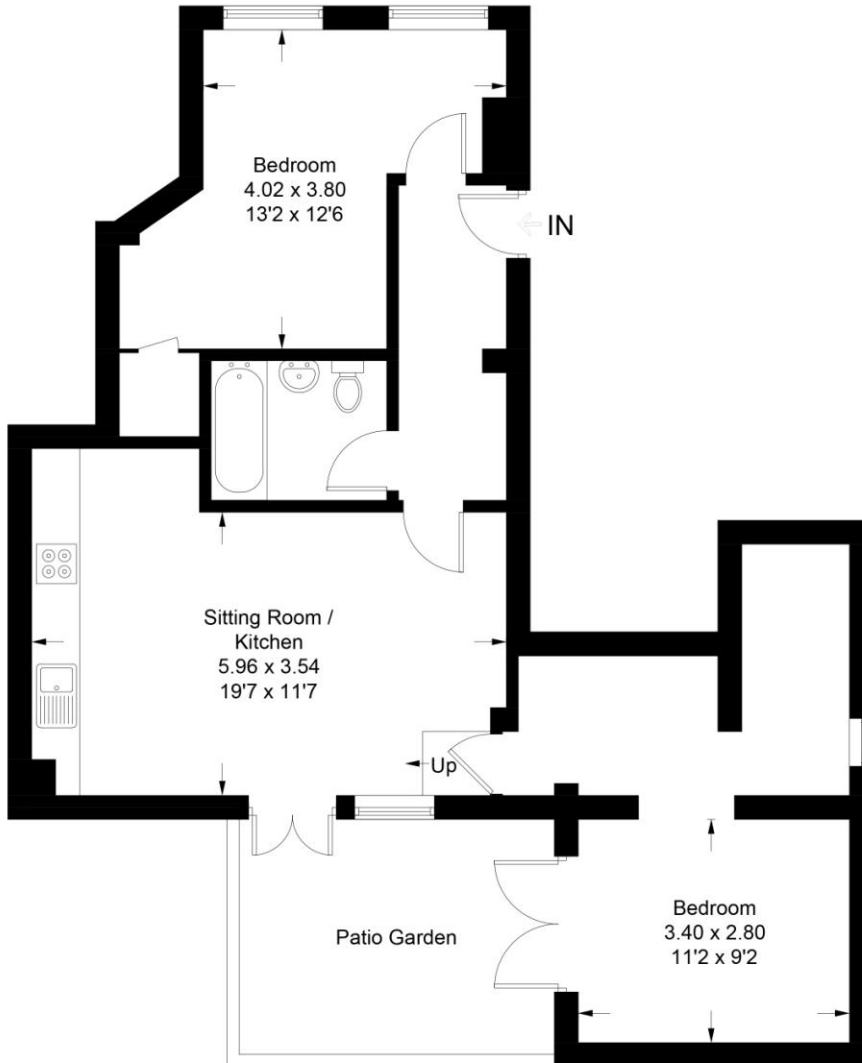
Peacefully positioned on a quiet road in Shoreham-by-Sea, this exceptional two-bedroom apartment resides on the ground floor of a converted Victorian factory; beautifully restored back to its former glory. The interior was recently fully refurbished and finished to the highest standards with a fresh palette in white and grey, and fitted with quality appliances and fixtures, so the result is exemplary. Facing south, the vast windows and high ceilings have been utilised to create a bright and open layout, and the history of the building has been blended perfectly with contemporary design features. This is a luxurious home which would suit professional sharers, as the bedrooms are both double, but it is also ideal for sophisticated entertaining, where you can spill out to the patio, or mingle in the generous open plan living room.

Shoreham High Street is just minutes away with several fashionable eateries and bars for an evening's entertainment, and for the London commute, Shoreham Station is less than 100m away. The A23/A27 are also easily accessible, so this striking home is sure to attract the attentions of many.



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Approximate Gross Internal Area = 69.3 sq m / 746 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM ONE
13' 2" x 12' 6" (4.01m x 3.81m)

BATHROOM

OPEN PLAN LOUNGE / DINER
19' 7" x 11' 7" (5.97m x 3.53m)

MODERN FITTED KITCHEN AREA

BEDROOM TWO
11' 2" x 9' 2" (3.4m x 2.79m)

WALK-IN WARDROBE AREA

OUTSIDE

PRIVATE REAR PATIO GARDEN
Accessed from the lounge / diner and
bedroom two

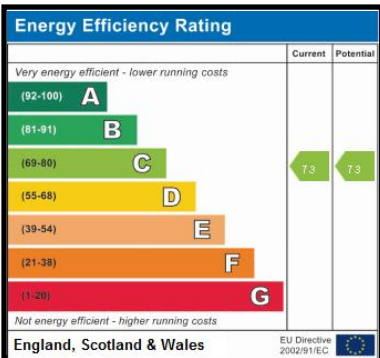




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk