



Caxton House, Shoreham, BN43

£400,000 - £410,000

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VAUGHAN**

Sales and Lettings

INTRODUCING

Caxton House, BN43

3 Bedrooms | 2 Bathroom | 1 Reception | 10 Year Warranty
1205 Sq Ft | Shoreham | Two Private Balconies

Tucked away on a quiet road in Shoreham Village stands Caxton House. Once an industrial Victorian factory, it has more recently been converted into luxury apartments with high ceilings and stunning contemporary features.

This exceptional two/three-bedroom, two-bathroom apartment has been formed from the upper two floors giving it a mezzanine level and vaulted ceilings throughout. The interior has been finished to the highest standards with a fresh neutral palette, then fitted with quality appliances and fixtures, so the result is exemplary. Facing south, the vast windows and soaring 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 there are two double bedrooms, one of which is en suite, alongside a study for working from home. It is also ideal for sophisticated entertaining in the generous open plan living room or on the sizable roof terraces with views of the South Downs National Park.

With plenty of kerb appeal, this original Victorian factory bears all the hallmark architectural features of the period including decorative pediments to the roofline, a fully restored red brick and flint façade, and the original cast iron windows have been replaced in a replica design. This apartment has pride of place on the first floor, where the windows and ceilings are double height and facing south, they fill the rooms with natural light.

A coded entry phone system provides access into a neat communal hallway with stairs leading up to this property which is clearly numbered on the first-floor landing.

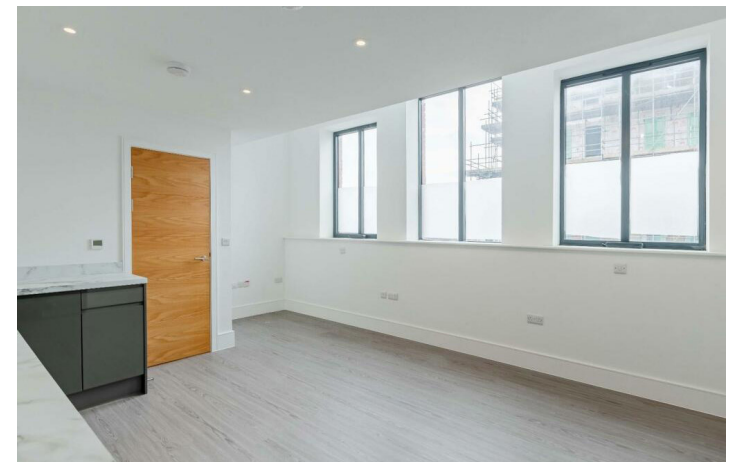
From the moment you enter, your eye is drawn to the double height, vaulted ceiling within the stunning open plan living room with a vast arched window and a glazed door with a Juliet balcony frame beautiful treetop and skyscape views to the south. These rise up to the mezzanine level filling both floors with natural light, yet this property is also private being elevated from the street. There is ample space within

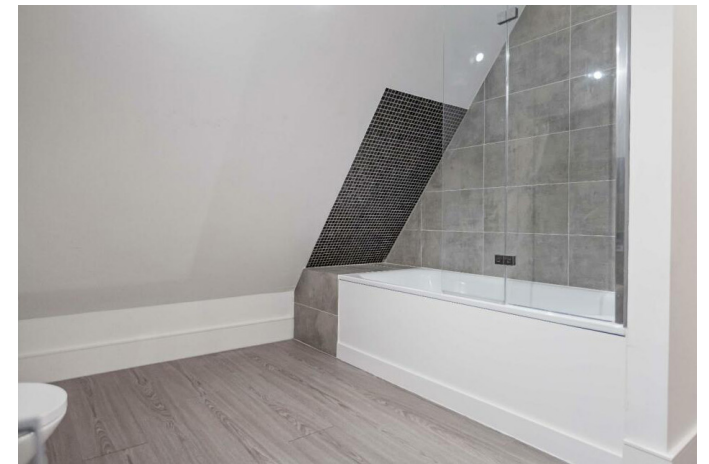
the living room for entertaining in style, but also for relaxation and dining as the kitchen runs seamlessly along the rear wall. Dove-grey gloss cabinetry has been paired with marbled work surfaces, where the sink and induction hob have been fitted. Dual ovens, a fridge freezer, dishwasher and washing machine have also been integrated, so you can move straight in with relative ease.

Returning to the hall, plush carpet makes its way into the first double bedroom which has peaceful, open views over the trainline towards the leafy local landscape. Built with energy efficiency in mind, the windows are double glazed, so you can always ensure a truly quiet and restful night's sleep. The bathroom on this floor is another polished space with large scale wall tiles in urban grey and a rainfall shower to refresh you in the morning. There is also an angular sink with plenty of modern storage below, and a tall-heated rail for your towels. Within the bedroom, a deep double cupboard houses the eco water heating system, leaving plenty of space for household storage to ensure the home remains clutter free.

From the hall, a door opens to the vast roof terrace which is large enough for summer soirees and gatherings as the sun goes down over the hills.

Formed from the mezzanine level, the principal bedroom suite is naturally lit from the south. Vaulted ceilings create interesting shapes without compromising on head space, and to the rear is a sizable dressing room/home office and an en suite bathroom. From the dressing room there is access to a second roof terrace where you can now see across the city to the rolling hills of the South Downs National Park, reminding you just how perfectly positioned the city is between the countryside and the coast. The en suite is equally modern with a rainfall walk-in shower and a separate bath in the same style as the bathroom below it.





Vendor's Comments:

"We were incredibly happy with the results of this development. We feel like the space and light have been optimised while remaining faithful to the original building while bringing it into the 21st Century. There is a real sense of community in Shoreham these days - it is far younger and more vibrant than ever before, and with the London train link, it is only going to see further growth. Now is the time to buy a slice of it!"

Education:

Primary: Shoreham Beach Primary School

Secondary: Shoreham Academy

Private: Shoreham College, Lancing College

Good to Know:

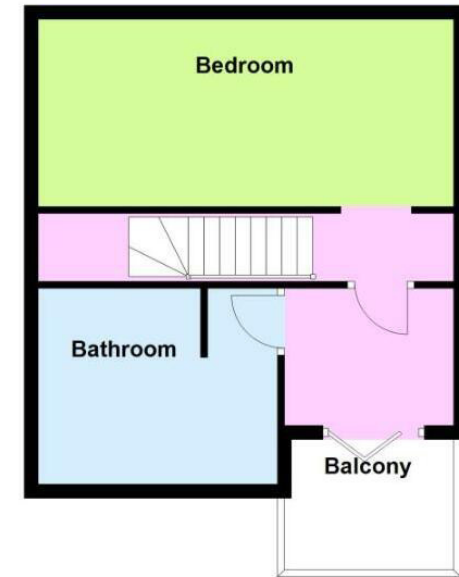
Shoreham's popularity has grown exponentially in recent years, with the creation of a vibrant cafe culture, boutique shops, and a plethora of water sports on the quay. It is perfectly positioned between the city of Brighton & Hove, and the countryside, and it has become one of the most popular places to live along the beautiful clean beaches of the south coast. For an evening out, there are several highly sought-after eateries nearby; many looking out over the harbour. Shoreham has a wonderful sense of community of its own with boutique shops and a bi-weekly Farmers' Market, alongside several artisan bakeries and cafes.

For the London commute, Shoreham Station is less than 100m away, and the A23/A27 are easily accessible, so this magnificent home is sure to attract the attentions of many.

First Floor
Approx. 56.0 sq. metres (603.3 sq. feet)



Second Floor
Approx. 38.0 sq. metres (409.0 sq. feet)



Total area: approx. 94.0 sq. metres (1012.3 sq. feet)