



Ship Street | Shoreham by Sea | BN43 5DH
£425,000





We are delighted to offer for sale this charming two double bedroom mid terrace cottage situated in Shoreham Town Centre.



Key Features

- Mid Terraced Cottage
- Two Double Bedrooms
- Modern Fitted Bathroom
- Loft Room
- West Facing Rear Garden
- Dual Aspect Lounge/Dining Room
- Situated in The Heart Of Shoreham



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Single glazed wooden door into:-

ENTRANCE HALL Comprising recessed lighting, fitted shelving for shoes, fitted cupboard housing gas meter, single wooden glazed door through to:-

DUAL ASPECT LOUNGE/DINER East and West aspect. Comprising pvcu double glazed window, original wooden floorboards, shelving, understairs storage cupboard, radiator, single light fitting, stairs to first floor, opening through to:-

KITCHEN West aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, space and provision for washing machine, fridge/freezer, wall mounted Alpha boiler, recessed lighting.

INTERNAL HALLWAY Comprising recessed lighting and storage space., pvcu double glazed door to rear garden.

FIRST FLOOR LANDING Comprising carpeted flooring, recessed lighting, ceiling mounted smoke detector.

BEDROOM ONE East aspect. Comprising pvcu double glazed windows, radiator, carpeted flooring, recessed lighting, wall mounted light fitting, storage cupboards with hanging rail and shelving.

BEDROOM TWO West aspect. Comprising wooden double glazed window, single light fitting, carpeted flooring, radiator.

MODERN FAMILY BATHROOM West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower attachment over, heated towel rail, hand wash basin with mixer tap and vanity unit below, low flush wc, laminate flooring, fully tiled walls.

LOFT ROOM West aspect. Comprising ladder style staircase, pvcu double glazed velux window, eaves storage with shelving, carpeted flooring, recessed lighting, pitched roof with restricted head height.

EXTERNAL

REAR GARDEN Stepping out onto large patio area having various shrub and plant borders, timber outbuilding having power and lighting along with two velux windows.

LOCATION

Ideally situated on level ground just off North Street, being minutes walking distance of the health centre, library and mainline railway station. Various cafes and restaurants can be found at the south end of Ship Street, in the High Street, from where the footbridge takes you over the River Adur to Shoreham Beach





Approximate total area⁽¹⁾

642.93 ft²
59.73 m²

Reduced headroom

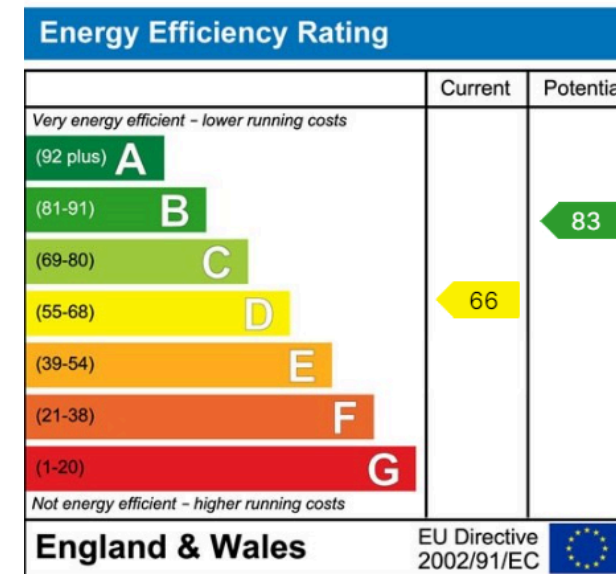
65.55 ft²
6.09 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 603 sqft)

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.