



12 St. Mary's Close | | Shoreham-By-Sea | BN43 5ZB





12 St. Mary's Close | | Shoreham-By-Sea | BN43 5ZB

Guide Price £425,000

*** GUIDE PRICE £425,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS EXTREMELY RARE PURPOSE BUILT MAISONETTE, LOCATED IN THE HEART OF THE TOWN CENTRE, DIRECTLY OPPOSITE ST MARY DE HAURA CHURCH (BUILT CIRCA. 1130). THE PROPERTY BENEFITS FROM A PRIVATE STREET ENTRANCE, ENTRANCE PORCH, ENTRANCE HALL, TWO DOUBLE BEDROOMS, 18' DUAL ASPECT LOUNGE, KITCHEN/BREAKFAST ROOM, GROUND FLOOR CLOAK ROOM, PART TILED BATHROOM, COMMUNAL REAR GARDEN, 15' GARAGE, VISITORS OFF ROAD PARKING BAYS. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- PRIVATE STREET ENTRANCE
- 18' DUAL ASPECT LOUNGE
- COMMUNAL REAR GARDEN

- ENTRANCE PORCH
- KITCHEN/BREAKFAST ROOM
- 15' GARAGE + VISITORS OFF ROAD PARKING BAYS

- ENTRANCE HALL
- GROUND FLOOR CLOAKROOM

- TWO DOUBLE BEDROOMS
- PART TILED BATHROOM

Private street entrance leading to:

ENTRANCE PORCH

4'8" x 3'2" (1.44 x 0.97)

Vinyl flooring, frosted glazed wood framed window to the side and rear.

Part frosted glazed door off entrance porch to:

ENTRANCE HALL

8'5" x 5'9" (2.57 x 1.76)

Being 'L' shaped, single panel radiator, shelf over.

Door off entrance hall to:

LOUNGE

18'0" x 12'0" (5.51 x 3.66)

Having a dual aspect, secondary glazed wood framed windows to the front having a favoured southerly aspect, frosted glazed secondary glazed wood framed bay windows to the side having an easterly aspect, feature gas effect fireplace with wood surround and mantle, marble insert marble hearth, two double panelled radiators.

Door off entrance hall to:

KITCHEN/BREAKFAST ROOM

9'10" x 9'4" (3.02 x 2.86)

Comprising stainless steel sink unit with mixer tap inset into granite effect worktop, drawer and storage cupboards under, built in integrated 'DIPLOMAT' dishwasher to the side, tiled splash back, matching adjacent granite effect worktop with inset 'DIPLOMAT' four ring electric hob, double electric oven under, drawer and cupboards to the side, built in integrated fridge to the side, built in integrated 'CDA' washing machine to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated extractor hood, single panel radiator, shelf over, wood framed secondary glazed windows to the rear, vinyl flooring, spot lighting, door giving access to under stairs storage cupboard housing gas and electric meters, range of shelving over, cloaks hanging area, vinyl flooring.

Door off entrance hall to:

GROUND FLOOR CLOAKROOM

Comprising low level wc, vanity unit with inset UPVC wash hand basin, hot and cold taps, double doored storage cupboard under, display shelving to the side, vinyl flooring, single panel radiator, frosted secondary glazed wood framed windows to the rear.

Stairs with handrail up from entrance hall to:

LANDING

Access to loft storage space, door giving access to airing cupboard housing pre-factory lagged hot water cylinder with fitted immersion heater, slatted shelving over, storage cupboard over with slatted shelving.

Door off landing to:

BEDROOM 1

13'7" x 11'10" (4.16 x 3.62)

Having a dual aspect, secondary glazed wood framed windows to the front having a favoured southerly aspect, secondary glazed wood framed windows to the side having an easterly aspect, double panelled radiator, built in double mirrored doored wardrobe with hanging space, double doored storage cupboard over.

Door off landing to:

BEDROOM 2

9'4" x 8'9" (2.87 x 2.68)

Secondary glazed wood framed windows to the rear, single panel radiator, built in mirrored door wardrobe with hanging and shelving space.

Door off landing to:

BATHROOM

Being part tiled, comprising bath with contemporary style mixer tap, twin handgrips, independent wall mounted 'MIRA' shower unit with separate shower attachment, glass shower screen, pedestal wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, frosted secondary glazed wood framed windows to the rear.

Part frosted double glazed door off kitchen/breakfast room to:

COMMUNAL REAR GARDEN

Pathway to the back door, two lawned areas with flower and shrub beds. Two outside brick built storage sheds.

GARAGE

15'6" x 8'2" (4.74 x 2.49)

With two part glazed doors.

Visitors off road parking bays.

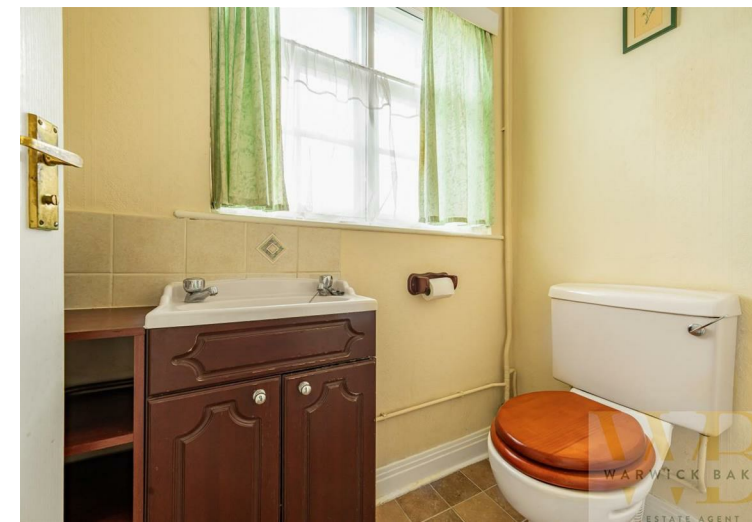
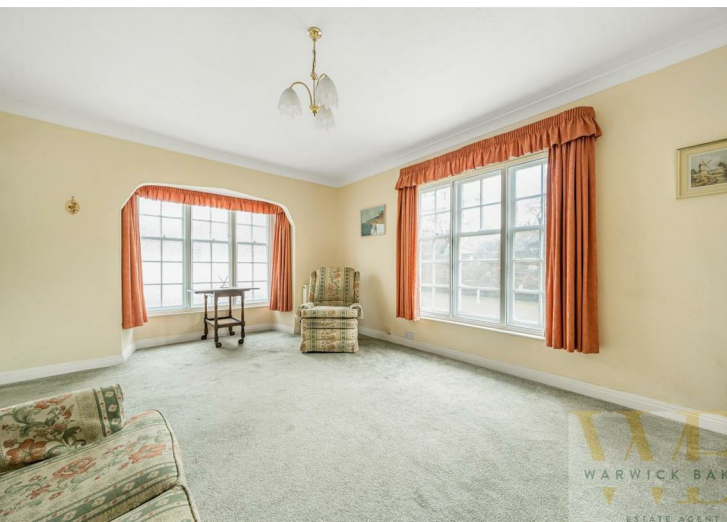
OUT GOINGS

SHARE OF FREEHOLD

MAINTENANCE:- £853.04 EVERY SIX MONTHS

GROUND RENT:- NON-APPLICABLE

LEASE:- 999 YEARS FROM 01/02/1961

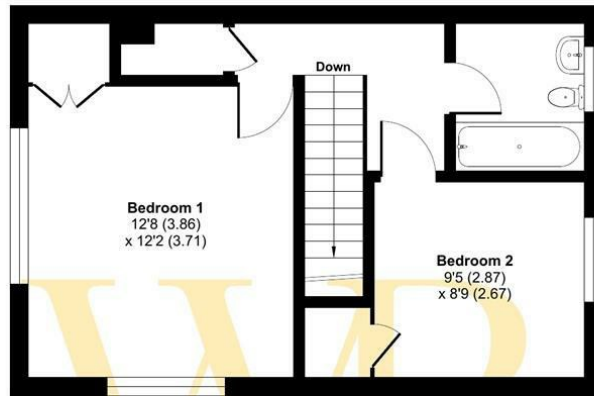




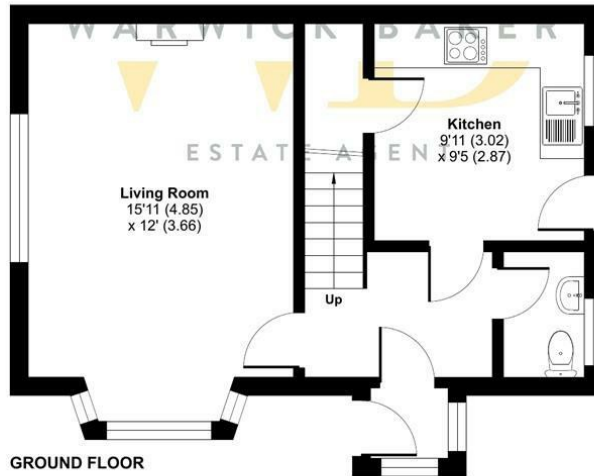
St. Marys Close, Shoreham-by-Sea, BN43

Approximate Area = 831 sq ft / 77.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1094571



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	64	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		