



The Cottage 3, New Road | | Shoreham-By-Sea | BN43 6RA







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Offers Invited £675,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE CHARMING GEORGIAN SEMI-DETACHED COTTAGE. LOCATED IN THE HEART OF THE TOWN CENTRE, BUILT CIRCA. 1820, THE PROPERTY HAS RECENTLY BEEN SYMPATHETICALLY REFURBISHED THROUGHOUT TO A VERY HIGH STANDARD BY THE EXISTING VENDOR, BENEFITTING FROM ORNATE ORIGINAL CAST IRON FIREPLACES AND ORIGINAL EXPOSED WOOD DOORS AND FLOORS. THE PROPERTY BENEFITS FURTHER FROM A SOUTH FACING DINING ROOM, TWO DOUBLE BEDROOMS, 15' LIVING ROOM, BESPOKE NEW KITCHEN, BREAKFAST ROOM, UTILITY AREA, GROUND FLOOR UTILITY/CLOAKROOM, CELLAR/SAUNA ROOM, TWO EN-SUITE BATHROOMS, 31' REAR GARDEN AND ALLOCATED OFF ROAD PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT TO FULLY APPRECIATE THIS UNIQUE PROPERTY.

- SEMI-DETACHED GEORGIAN COTTAGE
- NEW KITCHEN/BREAKFAST ROOM
- CELLAR WITH SAUNA
- SYMPATHETICALLY REFURBISHED THROUGHOUT
- GROUND FLOOR UTILITY ROOM/CLOAKROOM
- 31' REAR GARDEN + OFF ROAD PARKING
- SOUTH FACING DINING ROOM
- TWO DOUBLE BEDROOMS
- 15' LIVING ROOM
- TWO NEW EN-SUITE BATHROOMS



Front door leading to:

### DINING ROOM

13'6" x 12'6" (4.13 x 3.83)

Sash window to the front having a favoured southerly aspect, feature fireplace with cast iron cradle, 'CASTRADS' cast iron school style radiator, 300mm wide oak flooring, part wood panelled wall, oak power sockets and dimmer switches, picture rail.

Feature arch off dining room to:

### LIVING ROOM

15'7" x 13'7" (4.77 x 4.16)

Into bay with original windows to the side having an easterly aspect, feature fireplace with cast iron cradle, two original leaded frosted stained glass windows either side of the chimney breast, three 'CASTRADS' cast iron school style radiator, original exposed wood flooring, oak power sockets and dimmer switches.

Original stripped and exposed original wood panelled door off dining room to:

### KITCHEN

10'8" x 9'2" (3.27 x 2.81)

Bespoke kitchen, comprising solid wood work tops with salt glazed Victorian sink unit with brass hot and cold taps, double doored storage cupboards under, pull out spice rack to the side, tray space to the side, built in integrated 'ELECTRIC' slimline dishwasher to the side, storage cupboard to the side, solid oak backsplash, free standing stainless steel Rangemaster dual fuel oven, matching solid oak worktops to either side, storage cupboards under, solid oak backsplash, further adjacent matching solid wood worktop with built in integrated fridge under, storage cupboard to the side, further adjacent matching solid wood worktop with three drawers under, feature glass display cabinet over, sash windows to the front having a favoured southerly aspect, 300mm wide oak flooring, oak power sockets and dimmer switches.

Opening off kitchen to:

### BREAKFAST ROOM

8'6" x 8'4" (2.61 x 2.55)

Original windows to the side having an easterly aspect, '

CASTRADS' cast iron school style radiator, 300mm wide oak flooring, oak power sockets and dimmer switches.

Opening off breakfast room to:

### UTILITY AREA

6'8" x 4'1" (2.04 x 1.25)

Comprising solid wood worktop with double doored storage cupboard under, built in freezer to the side, display shelf over, recessed air dryer to the side, 'CASTRADS' cast iron school style radiator, 300mm wide oak flooring, oak power sockets and dimmer switches, window to the rear, cloaks hanging area.

Original stripped and exposed sliding original wood panelled door off utility area to:

### UTILITY ROOM/CLOAKROOM

6'3" x 6'2" (1.91 x 1.90)

Comprising solid wood worktop with Ceramic sink unit with brass taps, double doored storage cupboard under, free standing 'BEKO' washing machine to the side, solid wood backsplash, display shelf over, low level wc, display shelf over, storage recess to the side, door giving access to storage cupboard housing wall mounted 'IDEAL' gas fired combination boiler, frosted glazed sash window.

Doorway off breakfast room with turning oak stairs with lighting down to:

### CELLAR/SAUNA ROOM

7'9" x 5'2" (2.38 x 1.58)

Being 'L' shaped, part wood panelled wall, storage area under the stairs with wine chiller, LED downlighting, glass doors giving access to infra-red sauna.

Stairs with seagrass carpeting and rope handrail up from dining room to:

### LANDING

Access to loft storage space.

Original stripped and exposed wood panelled door off landing to:

### BEDROOM 1

13'5" x 9'9" (4.10 x 2.98)

Having a dual aspect, sash window to the front having a favoured southerly aspect with glimpses of The River Adur, window to the rear with glimpses of The South Downs, feature open fireplace with cast iron cradle, 'CASTRADS' cast iron school style radiator, original painted flooring, oak power sockets and dimmer switches, stripped and exposed wood panelled door giving access to walk in wardrobe with hanging and shelving space, original painted flooring.

Opening off bedroom 1 with two stairs down to:

### EN-SUITE BATHROOM 1

10'4" x 7'2" (3.17 x 2.20)

Comprising free standing Victorian cast iron slipper bath with lions claw and ball feet with brass mixer tap and separate shower attachment, micro cement worktop with Carrara marble double sink unit with brass hot and cold taps, display shelving under, 'CASTRADS' cast iron school style radiator, 300mm wide oak flooring, extractor fan, sash window to the side having an easterly aspect, low level wc, display shelf over, step in fully tiled shower cubicle with built in shower with brass rainfall style shower head and separate shower attachment.

Original stripped and exposed wood panelled door off landing to:

### BEDROOM 2

14'2" x 9'10" (4.33 x 3.00)

Sash window to the front having a favoured southerly aspect, feature open fireplace with cast iron cradle, 'CASTRADS' cast iron school style radiator, original painted flooring, oak power sockets and dimmer switches.

Doorway off bedroom 2 with three steps up to:

### EN-SUITE BATHROOM 2

13'8" x 5'6" (4.17 x 1.70)

Comprising free standing original Victorian rolled edge bath with lions claw and ball feet, brass mixer tap, white school style radiator with brass heated hand towel pipes, windows to the side having an easterly aspect, micro cement worktop with Carrara marble double sink unit with twin brass mixer taps, display shelving under, display shelving to the side, wall



## New Road, Shoreham-by-Sea, BN43

Approximate Area = 1253 sq ft / 116.4 sq m  
 Limited Use Area(s) = 32 sq ft / 2.9 sq m  
 Total = 1285 sq ft / 119.3 sq m  
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR  
 GROUND FLOOR  
 LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1104252



### 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC