



380a Brighton Road | | Shoreham-By-Sea | BN43 6RE





380a Brighton Road | | Shoreham-By-Sea | BN43 6RE

£325,000

*** £325,000 ***

We are delighted to present this stunning maisonette, meticulously designed by an interior designer and newly refurbished to a high standard. Spread over the first and second floor, this exceptional property offers over 91m² of elegant living space. This one-of-a-kind home features 2 spacious double bedrooms, including a master with a delightful en-suite shower room and not one, but two walk in wardrobes. For those who work from home, there is a dedicated office/study room, perfect for a quiet workspace. Additionally, the new owner will be able to enjoy a communal patio garden, separate utility area, and abundance storage throughout the maisonette. Located within 500 metres of both the High Street and Shoreham Train Station, with direct links to London Victoria in just 80 minutes, this home combines convenience and modern living. An internal viewing is a must to fully appreciate the unique qualities of this home.

- PRIVATE ENTRANCE
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- EN-SUITE SHOWER ROOM
- 2 X WALK IN WARDROBES
- OFFICE/STUDY ROOM
- ACCOUSTIC DOUBLE GLAZING
- WOULD SUIT FIRST TIME BUYERS
- OPTION FOR A 999 YEAR LEASE NO GROUND RENT
- EPC RATING C

Gate giving access to:

COMMUNAL PATIO GARDEN

24'0" x 12'4" (7.33 x 3.76)

Laid to patio and partly shale, partly enclosed by fencing.

Stairs up with steel handrail and glass panels to:

TERRACE

Private street entrance to:

SPLIT LEVEL ENTRANCE HALL

24'4" x 9'10" (7.44 x 3.00)

Being ' T ' shaped, double panelled radiator with independent thermostat, laminate wood flooring, double doors giving access to under stairs storage cupboard, twin folding doors giving access to utility cupboard with space and plumbing for washing machine, shelving over, LED downlighting, extractor fan.

Door off split level entrance hall to:

OPEN PLAN LOUNGE/KITCHEN

16'9" x 15'6" (5.13 x 4.74)

Into double glazed bay window to the front having a favoured southerly aspect, shelving to the left off the chimney breast, laminate wood flooring, double panelled radiator with independent thermostat, LED downlighting, worktop with inset UPVC sink unit with contemporary style mixer tap, inset ' HOTPOINT ' electric oven to the side, built in ' HOTPOINT ' electric oven under, range of slow closing drawers and cupboards to the side, built in integrated ' KENWOOD ' dishwasher to the side, tiled splash back, complimented by matching slow closing cupboards over, built in integrated extractor, built in integrated

fridge/freezer to the side.

Door off split level entrance hall to:

BEDROOM 2

13'9" x 11'0" (4.21 x 3.36)

Double glazed windows to the rear, single panelled radiator with independent thermostat.

Door off split level entrance hall to:

OFFICE/STUDY ROOM

6'9" x 5'11" (2.07 x 1.82)

Double glazed windows to the side having a westerly aspect, built in double doored storage cupboard housing ' MAIN COMBI 24HE ' gas fired combination boiler, storage cupboard to the side with shelving, single panel radiator with independent thermostat.

Door off split level entrance hall to:

BATHROOM

Being part tiled, comprising bath with contemporary style mixer tap, built in shower with rainfall style shower head with separate shower attachment, glass shower screen, floating vanity unit with ceramic sink unit with contemporary style mixer tap, two drawers under, low level wc, heated hand towel rail, frosted double glazed window, laminate wood flooring.

Stairs up from split level entrance hall to:

LANDING

Access to loft storage space.

Door off landing to:

BEDROOM 1

14'1" max x 10'1" (4.31 max x 3.09)

Into square bay with double glazed windows to the front having a favoured southerly aspect with glimpses of The River Adur, two double panelled radiators with independent thermostats, door giving access to eaves storage space, door giving access to dressing room/walk in wardrobe with further door giving access to storage space, part wood panelled walls.

Opening off bedroom 1 to:

WALK IN DRESSING ROOM

7'1" x 5'2" (2.17 x 1.60)

LED down lighting, door giving access to eaves storage space.

Door off bedroom 1 to:

EN SUITE SHOWER ROOM

Comprising floating vanity unit with ceramic sink unit with contemporary style mixer tap, two drawers under, low level wc, heated hand towel rail, sloping ceiling with frosted glazed ' VELUX ' window, LED downlighting, extractor fan, step in fully tiled shower cubicle with built in shower with rainfall style shower head with separate shower attachment, glass shower screen.

OUTGOINGS

MAINTENANCE:- £1,200 PER ANNUM

GROUND RENT:- £200 PER ANNUM

LEASE:- 125 YEARS FROM 25/12/1996 (CAN BE EXTENDED TO 999 YEARS FOR AN ADDITIONAL £10,000)



Brighton Road, Shoreham-by-Sea, BN43

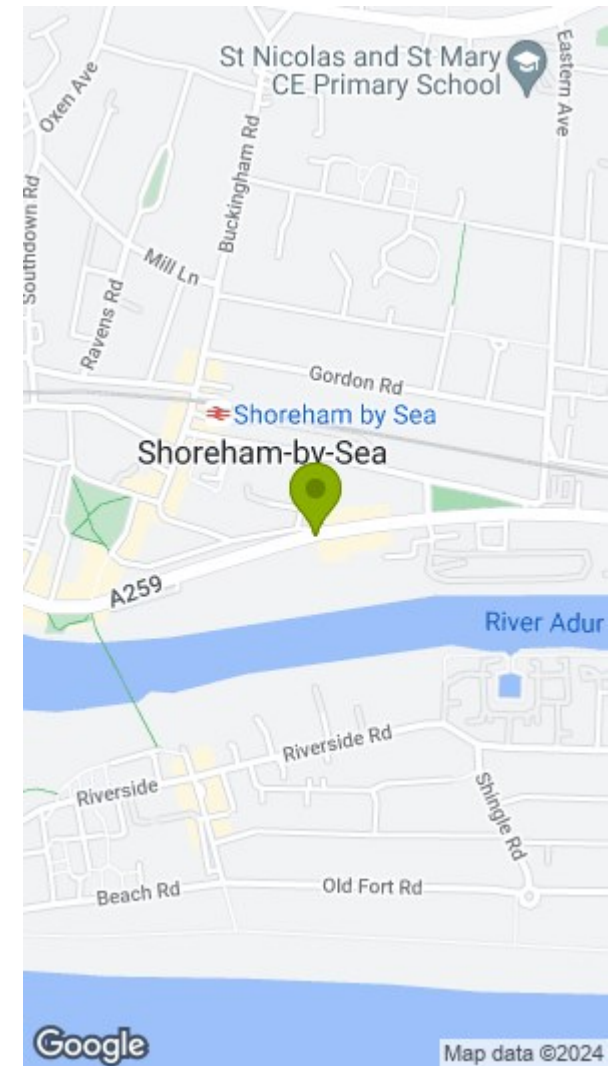
Approximate Area = 830 sq ft / 77.1 sq m
 Limited Use Area(s) = 156 sq ft / 14.4 sq m
 Total = 986 sq ft / 91.5 sq m
 For identification only - Not to scale



Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworm 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1165870



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