



18 New Road | | Shoreham-By-Sea | BN43 6RA



ESTATE AGENT



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£489,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE VICTORIAN PROPERTY. LOCATED IN THE HEART OF THE TOWN CENTRE, BUILT CIRCA. 1870 THE PROPERTY WAS REFURBISHED THROUGHOUT IN 2021. THE PROPERTY BENEFITS FROM A PRIVATE STREET ENTRANCE, THREE DOUBLE BEDROOMS, LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM AND FAMILY BATHROOM. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT.

- TOWN CENTRE LOCATION WITH RIVER VIEWS
- THREE DOUBLE BEDROOMS
- LOUNGE WITH OPEN FIRE PLACE
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- WALK IN LARDER
- FAMILY BATHROOM
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS

Private street entrance leading to:

KITCHEN/BREAKFAST ROOM

10'10" x 10'7" (3.32 x 3.24)

Bespoke hand built kitchen, comprising twin ceramic sink unit with brass coloured mixer tap, with exposed wood work tops either side, two double doored storage cupboards under, built in integrated ' LAMONA ' slim line dishwasher to the side, part wood paneling over, matching exposed wood work top to the side with inset ' BOSCH ' stainless steel five ring gas hob, ' BOSCH ' electric oven under, built in integrated fridge to the side, built in corner carousel unit to the side, wood panelling over, built in window seat with two double doored storage cupboards under, sash window to the front, ornate school style radiator, stripped and exposed original wood floor boards, feature exposed beam in the ceiling.

INNER HALL

Stripped and exposed original wood floor boards.

Door off inner hall to:

WALK IN LARDER

Comprising range of built in shelving, wall mounted ' ALPHA 240 ' gas fired combination boiler, double glazed window to the rear having a favoured southerly aspect with direct views of The River Adur, stripped and exposed original wood floor boards.

Opening off inner hall to:

DINING ROOM

10'6" x 6'10" (3.21 x 2.10)

Double glazed sash window to the rear having a favoured southerly aspect with direct views of

The River Adur, feature open fire place, door giving access to under stairs storage cupboard with space for tall fridge/freezer, space a and plumbing for washing machine to the side, stripped and exposed original wood floor boards.

Square opening with twin ornate wood pillars to:

LOUNGE

11'4" x 10'10" (3.46 x 3.32)

Double glazed wood framed sash window to the front, feature open fire place with ornate steel backplate, decorative concrete hearth, ornate school style radiator, stripped and exposed original wood floor boards.

Stairs up from dining room to:

LANDING

Ornate school style radiator, bannister with ornate iron balustrade, stripped and exposed original wood floor boards, picture rail, access to loft storage space.

Stripped and expose wood panel door off landing to:

BEDROOM 1

11'11" x 10'9" (3.64 x 3.29)

Double glazed wood framed sash window to the front, ornate school style radiator, two built in double sliding doored wardrobes with hanging and shelving space, five doored storage cupboards over, stripped and exposed original wood floor boards, picture rail.

Stripped and exposed wood panel door off landing to:

BEDROOM 2

10'11" x 10'6" (3.35 x 3.21)

Double glazed wood framed windows to the front, feature cast iron fireplace and mantle, stone hearth, ornate school style radiator, stripped and exposed original wood floor boards, picture rail.

Door way off landing to:

BEDROOM 3

12'1" x 8'0" (3.69 x 2.44)

Double glazed sash window with folding blackout doors to the rear having a favoured southerly aspect with direct views of The River Adur, built in hanging rail with shelf over, built in shelving, ornate school style radiator.

Door way off landing to:

FAMILY BATHROOM

10'3" x 6'10" (3.13 x 2.09)

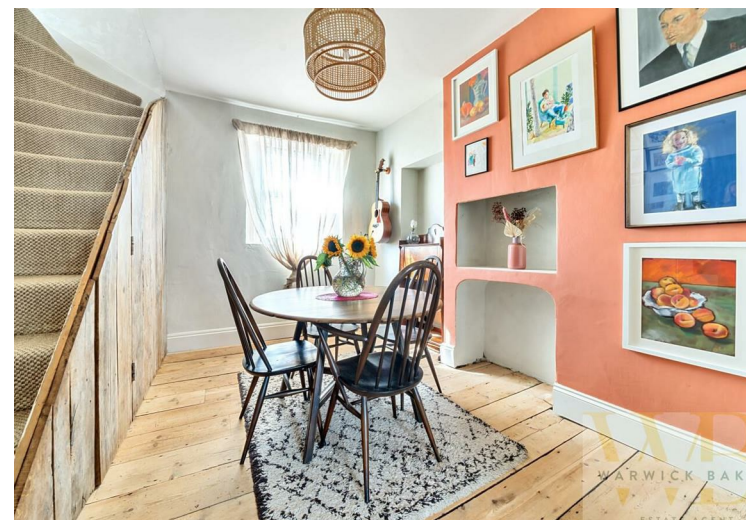
Comprising free standing cast iron bath with lions feet and ball pedestals, with brass coloured mixer tap, wood display surround, built in shower with separate shower attachment, double glazed sash window to the rear having a favoured southerly aspect with direct views of The River Adur, folding wood shutters, vanity unit with slate work top, oval shape hand basin with brass coloured mixer tap, two drawers under, shelf under, ornate school style radiator, antique style close coupled wc, tiled flooring with underfloor heating.

OUTGOINGS

MAINTENANCE:- £300 PER ANNUM + 33% OF BUILDING INSURANCE

GROUND RENT:- NON-APPLICABLE

LEASE:- 138 YEARS REMAINING



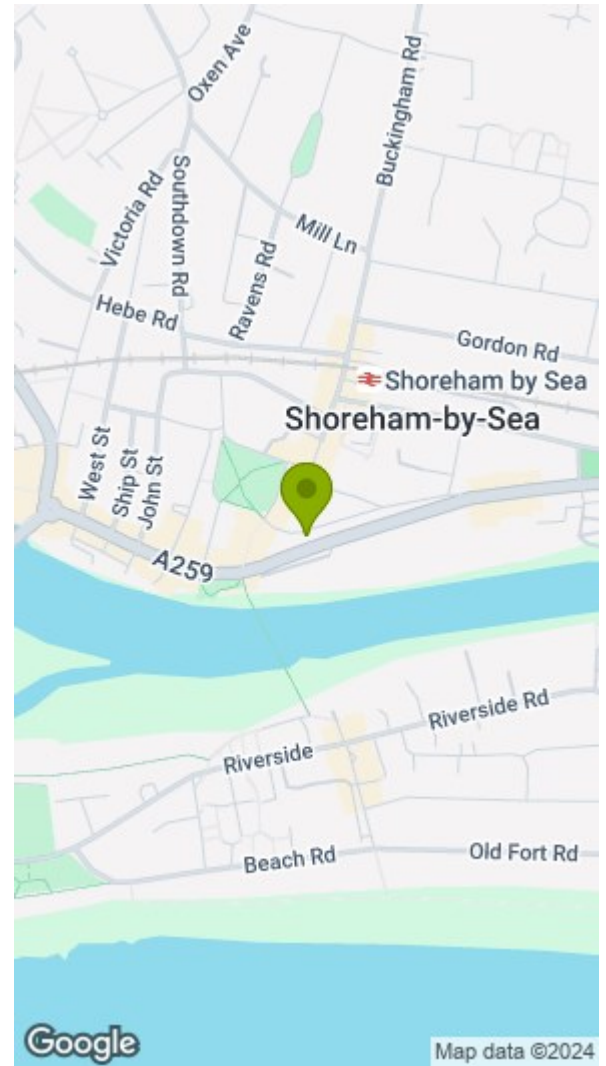
New Road, Shoreham-by-Sea

Approximate Area = 928 sq ft / 86 sq m
For identification only - Not to scale



GROUND FLOOR

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecomm 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 720419.



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
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(54-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(54-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	