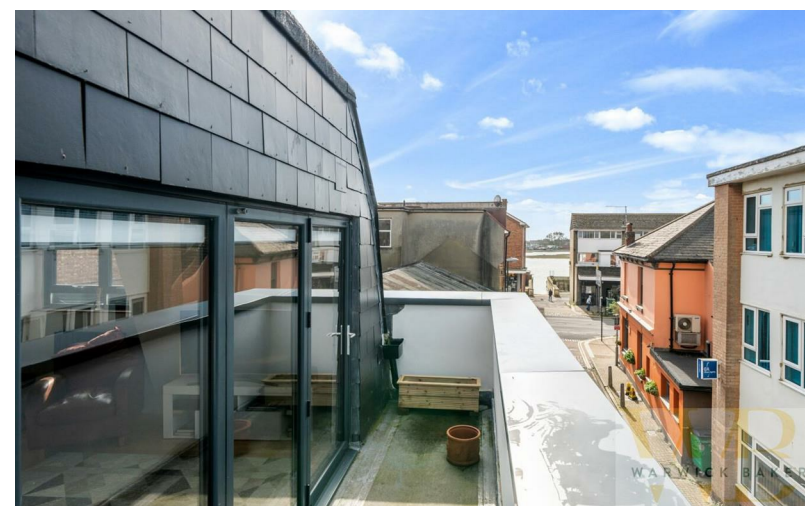




2 Ship Street | | Shoreham-By-Sea | BN43 5DH

**WB**  
WARWICK BAKER  
ESTATE AGENT



## 2 Ship Street | | Shoreham-By-Sea | BN43 5DH

£469,950

\*\*\* £469,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE DETACHED PROPERTY IN SHIP STREET, SHOREHAM TOWN CENTRE.

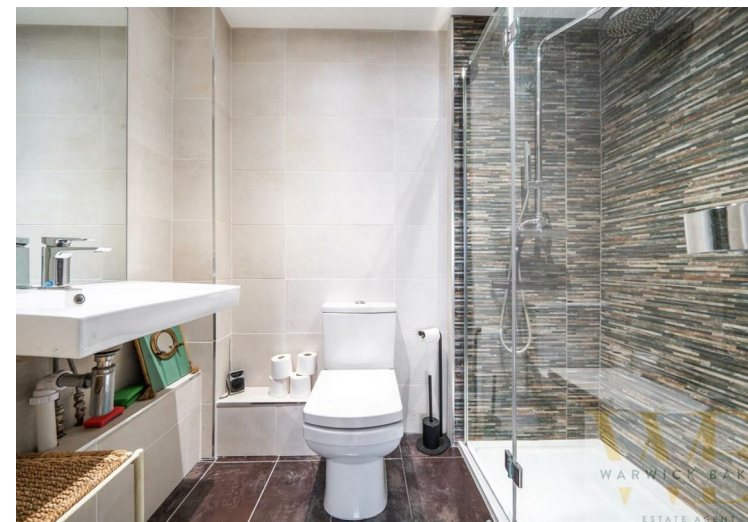
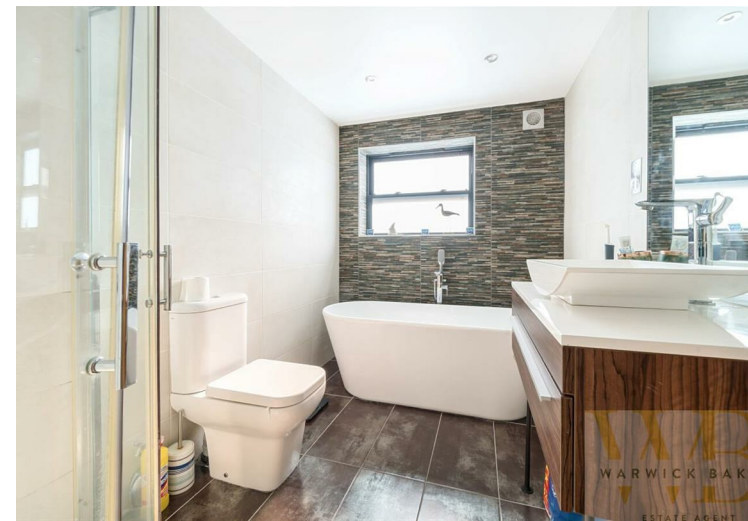
IMMACULATLY PRESENTED, THE PROPERTY BOASTS FLEXIBLE ACCOMMODATION OVER THREE FLOORS. ON THE GROUND FLOOR THERE IS A LARGE HALLWAY WITH BEDROOM THREE WHICH HAS AN EN-SUITE SHOWER ROOM, AND ACCESS TO THE GARAGE. ON THE FIRST FLOOR THERE ARE TWO DOUBLE BEDROOMS AND A MODERN STYLISH FAMILY BATHROOM. UPSTAIRS ON THE TOP FLOOR IS AN OPEN PLAN KITCHEN / LIVING / RECEPTION ROOM WITH EAST, WEST AND SOUTHERLY ASPECT WINDOWS AND PATIO DOORS LEADING OUT ONTO A WESTERLY ASPECT TERRACE THAT HAS VIEWS OF THE SOUTH DOWNS AND RIVER ADUR.

- DETACHED TOWN HOUSE
- MODERN KITCHEN
- MODERN STYLISH BATHROOM

- SHOREHAM TOWN CENTRE, SHIP STREET
- WESTERLY ASPECT TERRACE WITH VIEWS
- NO ONWARD CHAIN

- THREE BEDROOMS
- INTEGRAL GARAGE

- 20'1 x 13'7 OPEN PLAN RECEPTION ROOM WITH VIEWS
- BEDROOM THREE WITH EN-SUITE SHOWER



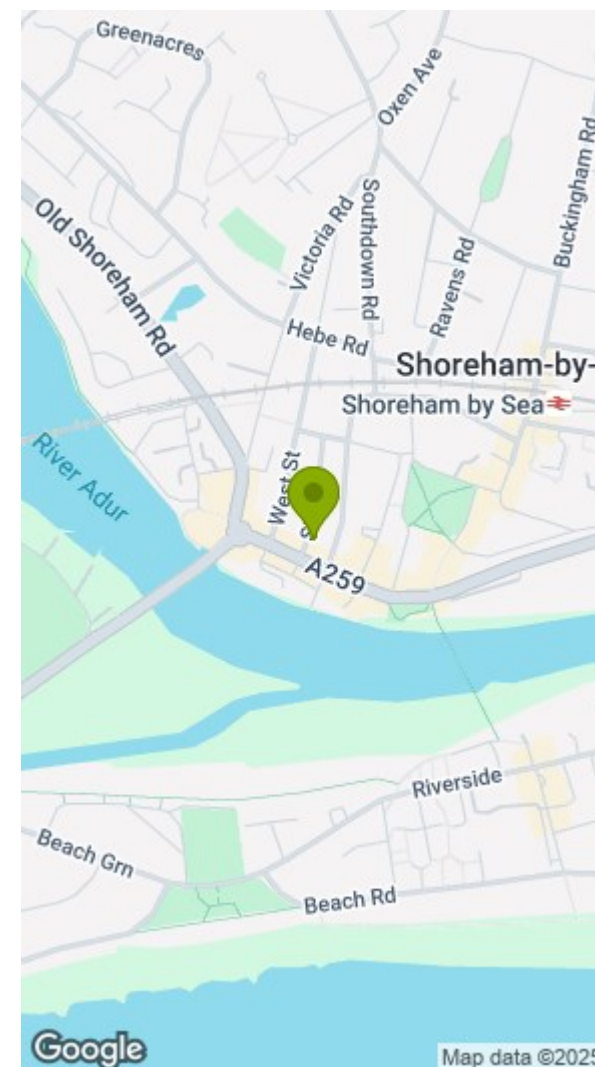
Approximate Area = 956 sq ft / 88.8 sq m  
 Limited Use Area(s) = 24 sq ft / 2.2 sq m  
 Garage = 184 sq ft / 17 sq m  
 Total = 1164 sq ft / 108 sq m

For identification only - Not to scale

**Denotes restricted head height**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Warwick Baker Estate Agent Ltd. REF: 1197673



\* 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.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	83	
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/81/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/81/EC