



32 John Street | | Shoreham-By-Sea | BN43 5DN

WB
WARWICK BAKER
ESTATE AGENT

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£599,995

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS GRADE II LISTED, ATTACHED PERIOD COTTAGE LOCATED IN THE HEART OF THE TOWN CENTRE WITHIN 250 METRES OF SHOREHAM MAINLINE RAILWAY STATION (LONDON-VICTORIA 80 MINUTES).

THE PROPERTY BENEFITS FROM THREE BEDROOMS, 32' THROUGH LOUNGE/DINING ROOM, KITCHEN, FULLY TILED BATHROOM SEPARATE CLOAKROOM, OUT BUILDING (WITH RELEVANT PERMISSIONS COULD BE ADJOINED TO THE MAIN BUILDING), ENCLOSED COURTYARD AND 43' REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

VENDOR SUITED.

- LOCATED IN THE HEART OF THE TOWN CENTRE
- FULLY TILED BATHROOM
- OUT BUILDING (WITH RELEVANT PERMISSIONS COULD BE ADJOINED TO THE MAIN BUILDING)

- THREE BEDROOMS
- SEPARATE CLOAKROOM
- VENDOR SUITED

- 32' LOUNGE THROUGH DINING ROOM
- ENCLOSED COURTYARD

- KITCHEN
- 43' REAR GARDEN

Front door leading to:

ENTRANCE LOBBY

Built in storage cupboard with sliding louvred doors with hanging space and shelving, tiled flooring, exposed beamed ceiling.

Frosted glazed door off entrance lobby to:

THROUGH LOUNGE/DINING ROOM

31'11" x 8'2" (9.75 x 2.51)

Having a triple aspect, Triple glazed patio doors to the rear, secondary glazed sash windows to the front having a westerly aspect, secondary glazed sash window to the side having a favoured southerly aspect, feature brick fireplace with brick surround and brick hearth, built in storage cupboard housing wall mounted gas fired boiler with shelving over, two double panel radiators, feature stripped and exposed beamed ceiling.

Frosted glazed door off lounge to:

KITCHEN

12'5" x 7'3" (3.81 x 2.21)

Comprising stainless steel sink unit with mixer tap inset into roll edge worktop with drawers and cupboards under, Tiled splash back, triple glazed window, part wood panelled walls, vinyl flooring, double panel radiator, wood panelled ceiling.

Staircase with ballustrade up from lounge/dining room to:

FIRST FLOOR LANDING

Secondary glazed windows to the rear, exposed beamed walls, double panel radiator.

Frosted glazed door off first floor landing to:

BEDROOM 1

10'2" x 9'8" (3.12 x 2.97)

Having dual aspect, sash windows with secondary glazing to the front having a westerly aspect, sash windows with secondary glazing to the side having a favoured southerly aspect, built in triple sliding louvred door wardrobe with hanging and shelving space, double panel radiator.

Door off first floor landing to:

BATHROOM

Being fully tiled comprising wood panelled bath with antique style mixer tap and separate shower attachment, shower rail and curtain, pedestal wash hand basin with antique style taps, frosted windows with secondary glazing, single panel radiator.

Door off first floor landing to:

SEPARATE CLOAKROOM

Being part tiled comprising low level wc, frosted windows with secondary glazing.

Staircase up from first floor landing to:

SECOND FLOOR LANDING

Windows to the front and back.

Frosted glazed door off second floor landing to:

BEDROOM 2

9'6" x 7'6" (2.90 x 2.29)

Sash window with secondary glazing to the front having a westerly aspect, built in sliding louvred door wardrobe with hanging and shelving space, double panel radiator, sloping ceiling.

Door off second floor landing to:

BEDROOM 3

9'8" x 8'5" (2.97 x 2.59)

Being 'L' shaped, secondary glazed windows to the rear, raised bed area with drawers and cupboard under, shelving to the side, built in airing cupboard with slatted shelving, double panel radiator, built in wardrobe with sliding louvred doors, hanging and shelving space.

OUTSIDE

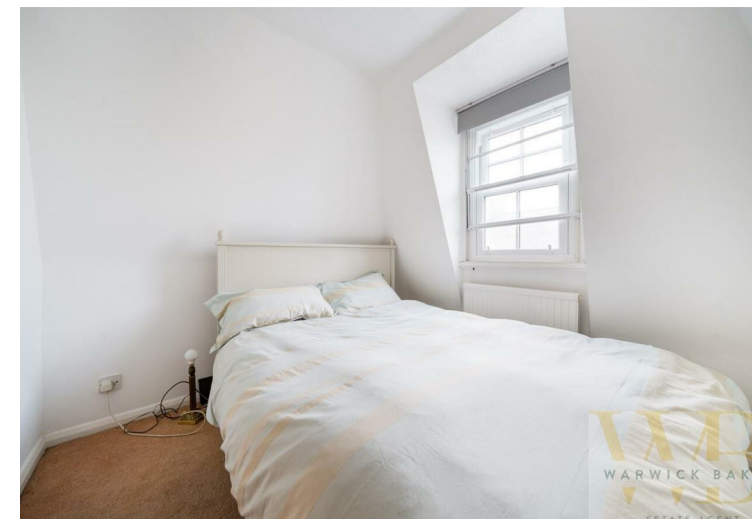
10'5" x 10'2" (3.20 x 3.10)

Access gained via lounge/dining room to enclosed courtyard. Steps up to walk through/outbuilding being L shaped 12' 3" x 9' 6" (this with the correct permissions could be turned into kitchen/breakfast room and adjoined to main part of house).

REAR GARDEN

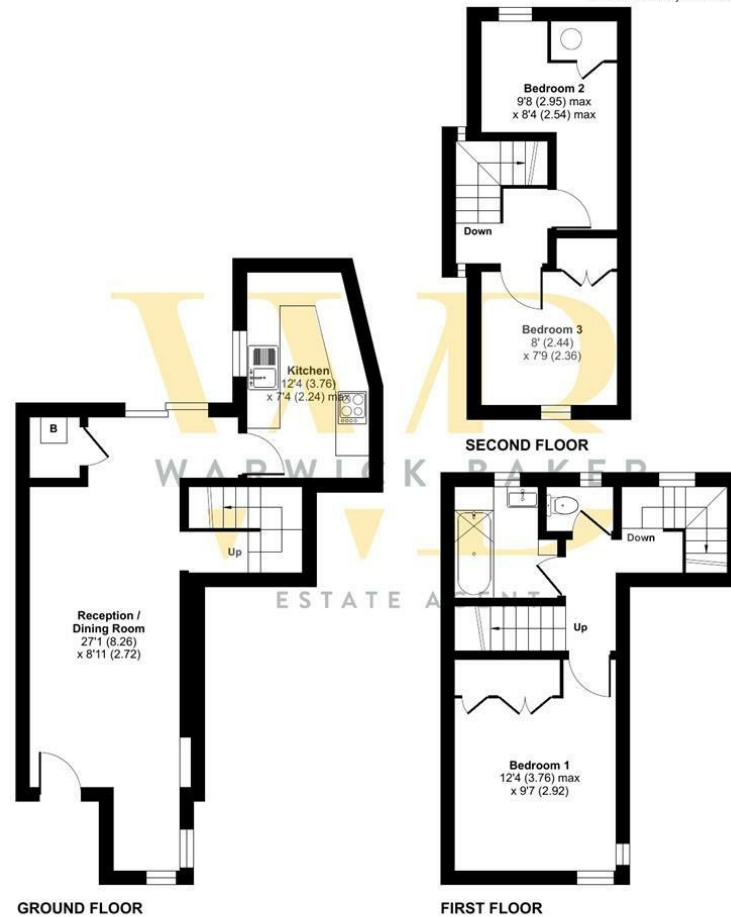
43'0" x 14'0" (13.11 x 4.27)

Laid to lawn with mature tree, flower and apple tree and shrub border having an easterly/southerly aspect.

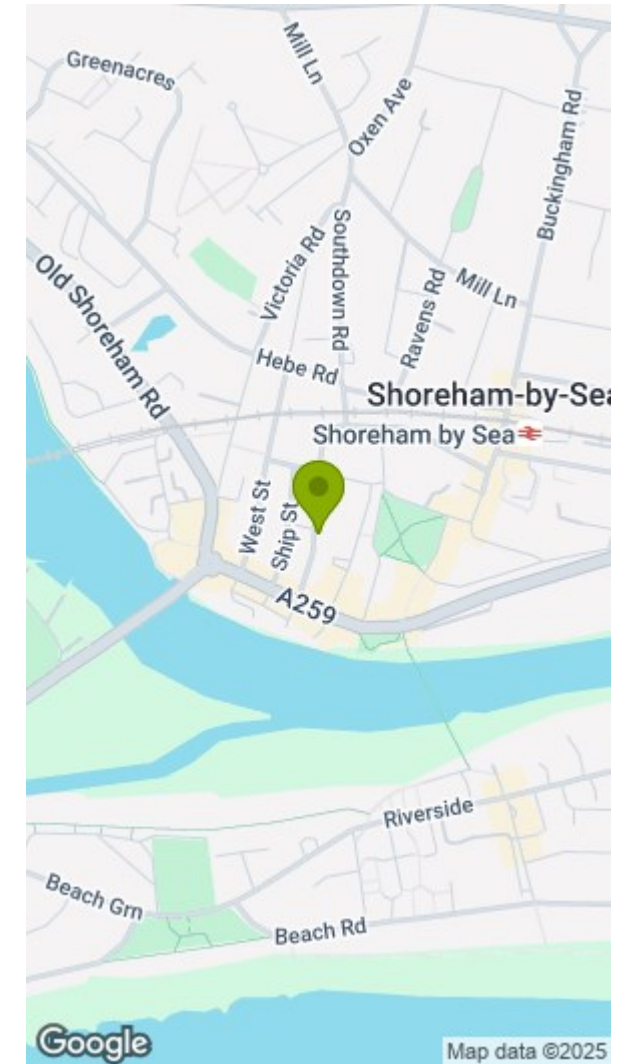


John Street, Shoreham-by-Sea, BN43

Approximate Area = 816 sq ft / 75.8 sq
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Warwick Baker Estate Agent Ltd. REF: 1215086



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		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) 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	