



The Old Bank 26, East Street | | Shoreham-By-Sea | BN43



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£1,100,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE FOUR STOREY VICTORIAN TOWN HOUSE, LOCATED IN THE HEART OF THE TOWN CENTRE CONSERVATION AREA, BUILT CIRCA 1830.

THE PROPERTY HAS RECENTLY BEEN CREATED BY A BLENDED TEAM OF LOCAL RESTORATION CONSULTANTS AND PROPERTY SPECIALISTS TO A VERY HIGH STANDARD, SYMPATHETICALLY DESIGNED FUSING SEAMLESSLY WITH THE LOCAL ENVIRONMENT AND OFFERING PERIOD FEATURES WITH A MODERN TWIST.

- FOUR STOREY VICTORIAN TOWN HOUSE
- EN SUITE BATHROOM TO THE MAIN BEDROOM
- CELLAR ROOMS + VAULT + 42' LAWNED REAR GARDEN
- THREE KING SIZE BEDROOMS
- EN SUITE SHOWER ROOM TO THE BEDROOM 2
- VIEW BY APPOINTMENT ONLY
- WEST FACING LOUNGE + KITCHEN/DINING ROOM
- OCCASIONAL BEDROOM/STUDY
- GROUND FLOOR WET ROOM
- FIRST FLOOR SEPARATE CLOAKROOM

Front door leading to:

ENTRANCE HALL

12'7" in length (3.86 in length)

300mm wide oak flooring, two decorative high level corbels, ceiling rose with chandelier, high level original ' MIDLAND BANK ' coat of arms crest.

Two sets of sliding stripped and exposed wood panelled doors off entrance hall to:

LIVING ROOM

17'7" x 11'0" (5.38 x 3.36)

Into bay with refurbished sash windows to the front having a westerly aspect with views of St Mary De Haura Church, recessed wood burner, 300mm wide oak flooring.

Opening with two stone columns off living room to:

KITCHEN/DINING ROOM

18'8" x 11'4" (5.70 x 3.40)

Comprising freestanding island with micro cement worktop with twin marble sink units with two brass mixer taps, storage cupboard under, built in integrated ' NEFF ' dishwasher under, built in integrated fridge to the side, display wine rack to the side, further range storage cupboards, adjacent exposed wood worktop with large induction range of drawers under, storage cupboard to the side, exposed wood backsplash, space for range style cooker, further exposed wood worktop with range of drawers under, storage cupboard to the side, built in extractor hood over, two part glazed doors giving access to walk in storage cupboard with shelving, further twin part glazed doors giving access to utility cupboard with exposed wood work top with space and washing machine under, manifold, built in integrated freezer to the side, 300mm wide oak flooring, 9' high leaded glazed French oak windows and twin doors to the rear having an easterly aspect.

Trap door off kitchen/dining room to stairs down to:

ADDITIONAL PANTRY

13'2" in length (4.03 in length)

Range of shelving.

Doorway off additional pantry to:

SPLIT- LEVEL HALLWAY

16'4" x 13'0" (4.98 x 3.98)

Being ' L ' shaped, range of shelving.

Door and security gate to vault 3.65 x 2.49 (11'11" x 8'2"), housing large safe, range of wine racks.

Twin 9' high leaded glazed French oak doors to the rear having an easterly aspect to:

REAR GARDEN

42'0" x 16'6" (12.81 x 5.03)

Having an easterly aspect, reclaimed brick patio area with step down to lawned area, air source heat pump, bungaroosh wall to the south, high level walls to the rear and north, gate giving access to:

ALLOCATED PARKING SPACE

In a secure gated mews with W/V charger.

Two sets of sliding stripped and exposed wood panelled doors off kitchen/dining room to:

INNER HALL

11'9" in length (3.60 in length)

Twin part glazed doors giving access to the entrance hall, 300mm wide oak flooring.

Oak door off inner hall to:

WET ROOM

Comprising low level wc, wall mounted circular marble sink unit with brass mixer tap set on to work top, step in shower cubicle with built in shower with brass rainfall style shower head with separate shower attachment, LED downlighting, extractor fan.

Turning staircase with wood handrail with ornate cast iron balustrade from ' The Dudley Hotel Hove ' up from inner hall to:

SPLIT LEVEL LANDING

Original solid oak parquet flooring.

Two sets of sliding stripped and exposed wood panelled doors off split level landing to:

BEDROOM 1

16'10" x 11'9" (5.15 x 3.59)

Into bay with fully refurbished sash windows to the front having a westerly aspect with views of St Mary De Haura Church, window seat with three built in storage cupboards, two ' CASTRADS ' cast iron school style radiators, wool carpet.

Doorway off bedroom 1 to:

EN-SUITE BATHROOM

8'9" x 4'7" (2.69 x 1.41)

Comprising free standing rolled edge antique style bath with ball and claw, brass mixer tap with separate shower attachment, free standing stone sink unit with brass mixer tap, storage shelf under, sash window to the front having a westerly aspect with views of St Mary De Haura Church.

Turning staircase up from bedroom 1 to:

OCCASIONAL BEDROOM/STUDY

16'9" x 13'3" (5.12 x 4.05)

Two double glazed windows to the rear having an easterly aspect, ' CASTRADS ' cast iron school style radiator, feature exposed wood beams, LED downlighting.

Stripped and exposed original wood panelled door off split level landing to:

BEDROOM 2

11'7" x 11'0" (3.55 x 3.36)

Double glazed window to the rear having an easterly aspect, two ' CASTRADS ' cast iron school style radiators, wool carpet.

Opening off bedroom 2 to:

EN-SUITE SHOWER ROOM

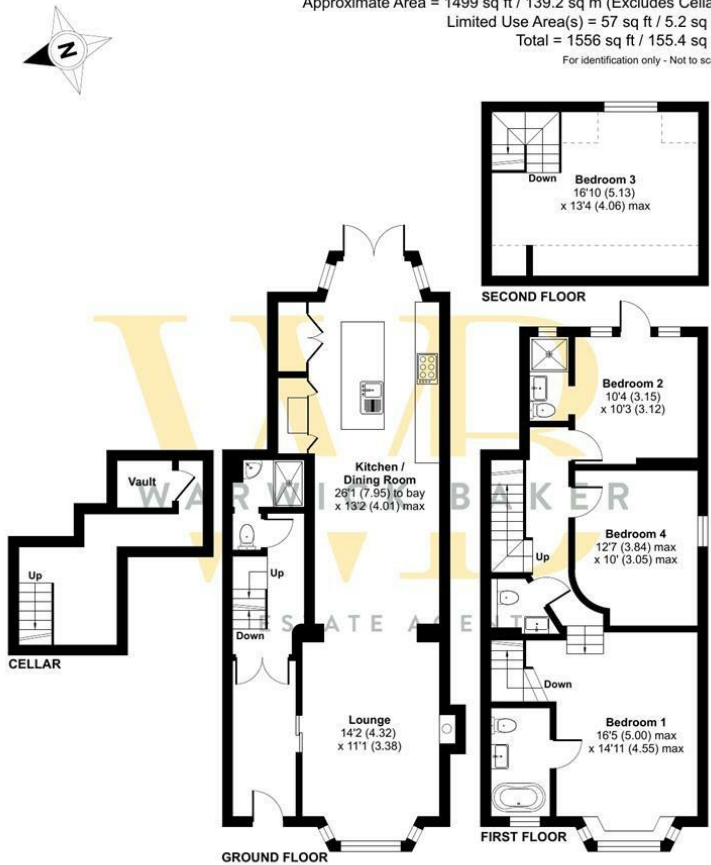
Comprising wall mounted antique marble font with brass mixer tap, step in shower cubicle with built in shower with brass rainfall style shower head with separate shower attachment, folding shower door, LED downlighting, extractor fan, frosted glazed window.

Twin glazed doors off bedroom 2 to:



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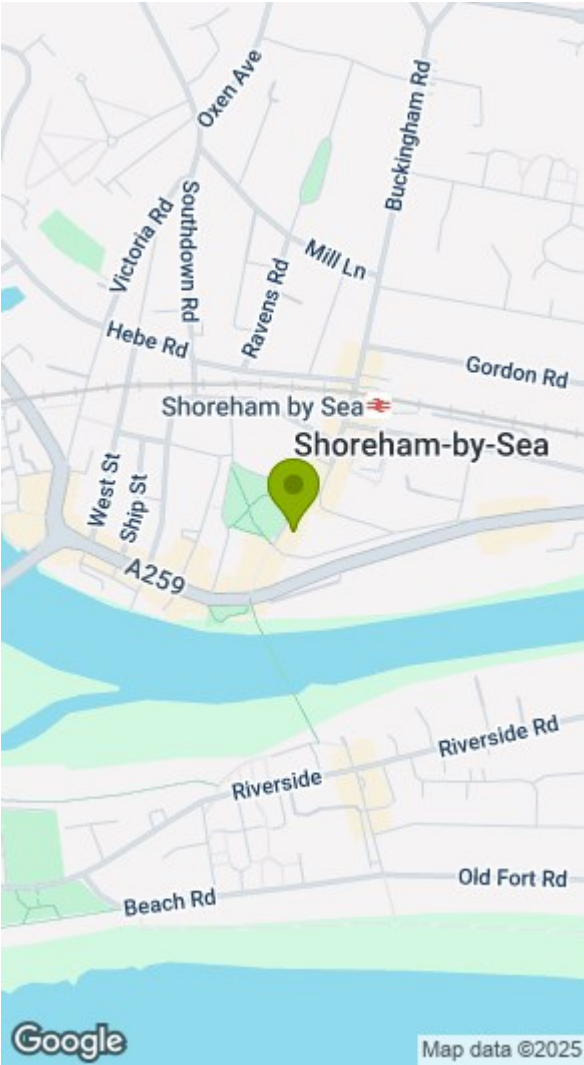
Approximate Area = 1499 sq ft / 139.2 sq m (Excludes Cellar)
Limited Use Area(s) = 57 sq ft / 5.2 sq m
Total = 1556 sq ft / 155.4 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
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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		
(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	