



The Mews House Rope Walk | | Shoreham-By-Sea | BN43

WB
WARWICK BAKER
ESTATE AGENT



The Mews House Rope Walk | | Shoreham-By-Sea | BN43 5WW

£399,999

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO PRESENT THIS STUNNING MEWS COTTAGE, OFFERED WITH NO CHAIN, AND TUCKED AWAY ON THE PEACEFUL ROPE WALK IN THE HEART OF SHOREHAM TOWN CENTRE.

WITH ITS SOUTH-FACING ASPECT, THE HOME IS FILLED WITH NATURAL LIGHT, CREATING A BRIGHT AND WELCOMING ATMOSPHERE THROUGHOUT.

- MEWS COTTAGE, SHOREHAM TOWN CENTRE
- MODERN REFITTED KITCHEN
- PLEASE CALL TO VIEW
- IMMACULATELY PRESENTED
- SOUTH FACING LIVING ROOM
- 01273 461144
- SOUTHERLY ASPECT WALLED PATIO GARDEN
- MODERN REFITTED BATHROOM
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN

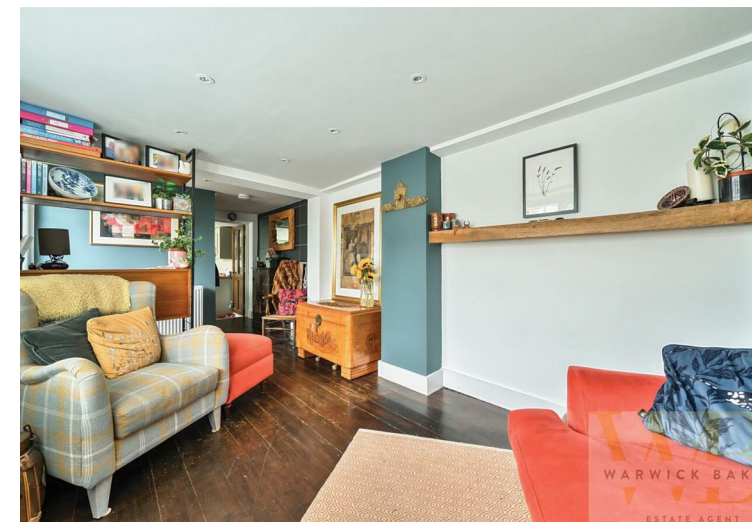
THE SPACIOUS LIVING ROOM (22' 3" X 8' 7") FEATURES ELEGANT WOODEN SHUTTERS, OAK DETAILING, WOODEN FLOORING, AND USEFUL STORAGE BENEATH THE STAIRCASE.

A REFITTED KITCHEN OFFERS MODERN CONVENIENCE WITH FITTED UNITS, WORKTOPS, GAS HOB, OVEN, AND SPACE FOR APPLIANCES. A DOOR LEADS DIRECTLY ONTO A PRIVATE PATIO GARDEN.

UPSTAIRS, THE FIRST-FLOOR LANDING IS STYLISHLY FINISHED AND LEADS TO TWO BEAUTIFULLY LIGHT BEDROOMS. THE MAIN BEDROOM BENEFITS FROM DUAL-ASPECT WINDOWS AND SKYLIGHTS, WHILE THE SECOND BEDROOM IS A COMFORTABLE, TRANQUIL SPACE. THE BATHROOM IS COMPACT AND CONTEMPORARY WITH FITTED HEATED TOWEL RAIL.

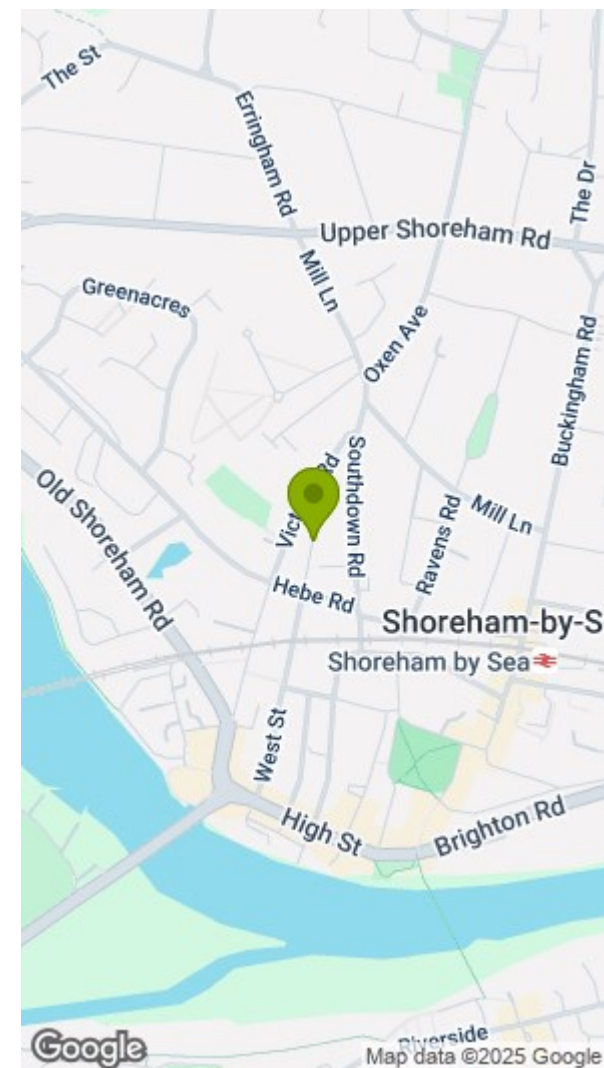
OUTSIDE, THE SUNNY WALLED PATIO GARDEN PROVIDES THE PERFECT RETREAT FOR RELAXING OR ENTERTAINING, COMPLEMENTED BY A SHED AND AWNING. PARKING IS AVAILABLE NEARBY.

THIS HIDDEN GEM COMBINES CHARM, COMFORT, AND CONVENIENCE — A RARE FIND NOT TO BE MISSED.





Created by Hyman Hill Estates Agents. For illustrative purposes only. Not to scale.
Plan produced using PlanUp.



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	