



90 Victoria Road | Shoreham-By-Sea | BN43 5WS

WB
WARWICK BAKER
ESTATE AGENT



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Offers In The Region Of £399,950

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Warwick Baker Estate Agents are thrilled to introduce this exceptional semi-detached Victorian home, a rare gem nestled in the vibrant heart of the town centre. Just a short stroll from the mainline railway station with direct links to London Victoria in around 80 minutes, this residence brims with character, showcasing original ornate fireplaces and doors that echo its rich heritage. Step inside to discover a spacious 13-foot entrance hall, a bright dual aspect lounge, an elegant dining room, and a welcoming kitchen/breakfast area. The ground floor also features a convenient cloakroom and a versatile cellar room. Upstairs, three comfortable bedrooms and a fully tiled wet room await. Outside, enjoy a generous 25-foot front garden and a sun-soaked 21-foot south-facing rear garden. With no upward chain, this unique property is ready for you to make it your own. Arrange an internal viewing exclusively through the vendor's sole agent. (PLEASE BE AWARE THIS PROPERTY NEEDS STRUCTURAL WORKS)

- 13' ENTRANCE HALL
- 11' KITCHEN/BREAKFAST ROOM
- 21' SOUTH FACING REAR GARDEN

- THREE BEDROOMS
- GROUND FLOOR CLOAK ROOM + CELLAR ROOM
- NO UPWARD CHAIN
- 13' DUAL ASPECT LOUNGE
- FULLY TILED WET ROOM

- 10' DINING ROOM
- 25' FRONT GARDEN

Front door leading to:

ENTRANCE HALL

13'5" x 5'10" (4.11 x 1.80)

Being 'L' shaped, single panel radiator, high level window to the front having an easterly aspect,

Original stripped and exposed wood panelled door off entrance hall to:

LOUNGE

13'6" x 12' (4.11m x 3.66m)

Having a dual aspect, into bay with original sash windows to the front, original sash window to the side having an easterly aspect, double panelled radiator, original open fire place with marble surround and mantle, original 7" skirting, original coved ceiling.

Original stripped and exposed wood panelled door off entrance hall to:

DINING ROOM

10'11" x 10'2" (3.33m x 3.10m)

Original sash window to the side having an easterly aspect, double panelled radiator, feature open fire place with surround and mantle, original 7" skirting.

Doorway off dining room to:

INNER HALL

6'2" in length (1.88 in length)

Recessed area with space and plumbing for washing machine, vinyl flooring.

Doorway off inner hall to:

KITCHEN/BREAKFAST ROOM

11'7" x 9'5" (3.53m x 2.87m)

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect work top, drawer and cupboards under, tiled splash back, complemented by matching wall units over, wall mounted 'IDEAL' gas fired combination boiler to the side, adjacent matching worktop with inset 'WHIRLPOOL' four ring gas hob, drawers and cupboards under, tiled splash back, built in 'HOTPOINT' double electric oven to the side, storage cupboards under and over, double panelled radiator with range

of storage cupboards over, recessed Victorian/Edwardian cast iron original antique range fire cooker (not working), high level windows to the side having an easterly aspect, windows to the rear having a favoured southerly aspect, vinyl flooring.

Original stripped and exposed wood panelled door off entrance hall to:

DOWNSTAIRS CLOAKROOM

Comprising low level wc, pedestal wash hand basin with hot and cold taps, tiled splash back.

Original stripped and exposed wood panelled door off entrance hall to:

CELLAR

13'3" x 5'10" (3.96m x 1.81m)

Stairs down to storage cellar.

Stairs with original bannister and spindles and separate handrail up from entrance hall to:

SPLIT-LEVEL LANDING

Original sash window to the side having an easterly aspect, access to loft storage space.

Original stripped and exposed wood panelled door off split-level landing to:

BEDROOM 3

9'6" x 6'10" (2.90m x 2.08m)

Original sash window to the side having an easterly aspect, double panelled radiator, access to loft storage space.

Original stripped and exposed wood panelled door off split-level landing to:

WETROOM

Being fully tiled, comprising shower area with independent wall mounted 'MIRA' shower unit with separate shower attachment, twin hand grips, shower rail and curtain, pedestal wash hand basin with hot and cold taps, low level wc, heated hand towel rail, frosted glazed windows, vinyl flooring.

Original stripped and exposed wood panelled door off split-level landing to:

BEDROOM 1

13'7" x 11"10" (4.14m x 3.35m)

Having a dual aspect, into bay with original sash windows to the front, sash window to the side having an easterly aspect, double panelled radiator, feature ornate original fireplace with surround and mantle, two built in double doored wardrobes with hanging rail, double doored storage cupboards over.

Original stripped and exposed wood panelled door off split-level landing to:

BEDROOM 2

10"10" x 10'3" (3.05m x 3.12m)

Original sash window to the side having an easterly aspect, double panelled radiator, ornate original fireplace, built in double doored wardrobe with hanging and shelving space, built in storage cupboard with shelving, display shelving over.

FRONT GARDEN

25'2" x 12'2" (7.69 x 3.72)

Laid to shingle, enclosed by low walling.

Part glazed door off kitchen/breakfast room to:

REAR GARDEN

21'5" x 20'2" (6.54 x 6.16)

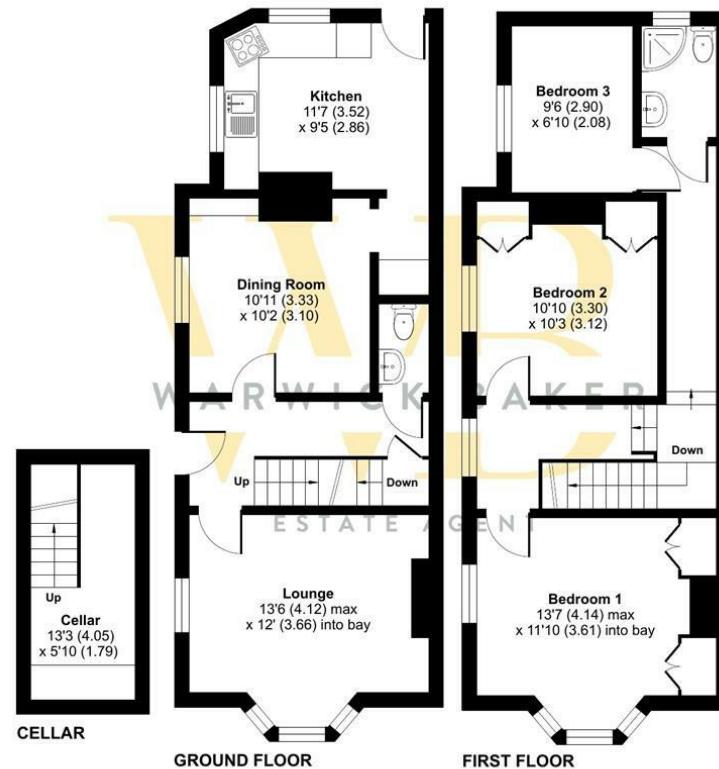
Being 'L' shaped, having a favoured southerly aspect, laid totally to patio, enclosed by high walling to three sides, double gates giving access to Ropewalk.



Victoria Road, Shoreham-by-Sea, BN43

Approximate Area = 1077 sq ft / 100 sq m

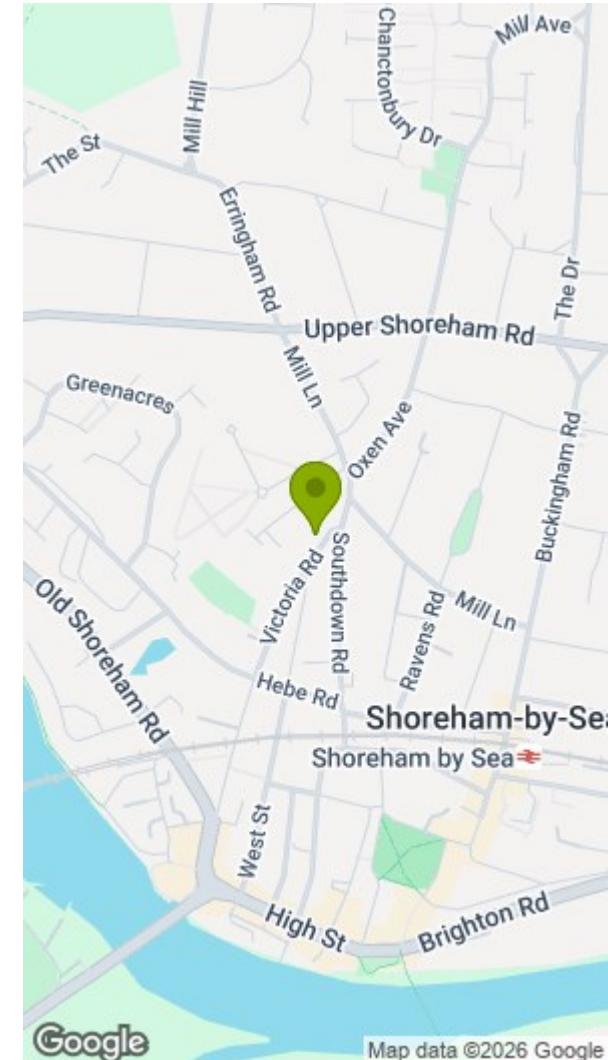
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1370501

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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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 |  |