



Flat B, Press House 5, Church Street | | Shoreham | BN43

520

**WB**  
WARWICK BAKER  
ESTATE AGENT



Flat B, Press House 5, Church Street | | Shoreham | BN43 5DQ

£229,950

\*\*\* £229,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE THRILLED TO INTRODUCE THIS STUNNING MAISONETTE SET ON THE FIRST AND SECOND FLOORS OF A CHARMING PERIOD BUILDING. PERFECTLY LOCATED IN THE HEART OF THE TOWN CENTRE, THIS PROPERTY IS JUST 100 METRES FROM SHOREHAM MAINLINE RAILWAY STATION, PROVIDING SWIFT ACCESS TO LONDON VICTORIA IN A MERE 80 MINUTES. FEATURING AN INVITING ENTRANCE HALL, TWO SPACIOUS BEDROOMS, A GENEROUS 15' LOUNGE, A MODERN KITCHEN, AND A SLEEK BATHROOM, THIS APARTMENT TRULY HAS IT ALL. INTERNAL VIEWINGS ARE HIGHLY ENCOURAGED BY THE VENDORS' SOLE AGENT. TAKE ADVANTAGE OF A SEAMLESS MOVE WITH NO UPWARD CHAIN!

- MAISONETTE
- FIRST AND SECOND FLOOR
- TWO DOUBLE BEDROOMS
- DUAL ASPECT LOUNGE
- KITCHEN
- BATHROOM
- SEPARATE CLOAKROOM
- SHOWER ROOM
- IDEAL FOR FIRST TIME BUYERS
- NO UPWARD CHAIN

Front door leading to:

### ENTRANCE LOBBY

Stairs with handrail up from entrance lobby to:

### SPLIT-LEVEL FIRST FLOOR LANDING

14'2" x 7'5" (4.32m' x 2.26m)

Being ' L ' shaped, double glazed windows to the rear having a westerly aspect, single panel radiator, with part security glazing.

Door off split level first floor landing to:

### LOUNGE/DINING ROOM

14'9" x 11'10" (4.52 x 3.63)

Having a dual aspect, double glazed windows to the rear having a westerly aspect, original sash window with plantation style shuttering to the front having an easterly aspect, single panel radiator, double panelled radiator, security door entry phone system .

Door off split level first floor landing to:

### KITCHEN

8'9" x 7'5" (2.68 x 2.27)

Comprising stainless steel sink unit with mixer tap inset into granite effect work top, slow closing cupboards under, tiled splash back, complemented by matching wall units over, matching work top to the side with inset ' LAMONA ' electric hob, electric oven under, range of slow closing drawers to the side, space for fridge to the side, tiled splash back, complemented by matching wall unit over, extractor hood to the side, further adjacent matching worktop with space for freezer under, tiled splash back, complemented by matching wall unit over, single panel radiator, original sash

windows to the front having an easterly aspect, vinyl flooring, spot lighting.

Door off split level first floor landing to:

### BATHROOM

Being part tiled to dado height, comprising bath with hot and cold taps, twin hand grips, pedestal wash hand basin, hot and cold taps, heated hand towel rail, original sash window to the front having an easterly aspect, vinyl flooring, extractor fan, door giving access to storage cupboard with space and plumbing for washing machine.

Door off split level first floor landing to:

### SEPARATE CLOAKROOM

Being part tiled to dado height, comprising low level wc, wall mounted wash hand basin with hot and cold taps, single panel radiator, wall mounted ' WORCESTER ' gas fired combination boiler, vinyl flooring, frosted double glazed windows.

Door off split level first floor landing to:

### FIRE EXIT

Turning staircase with bannister and spindles up from split level landing to:

### SECOND FLOOR LANDING

5'5" in length (1.65m in length)

Double glazed windows to the rear having a westerly aspect.

Door off second floor landing to:

### BEDROOM 1

15'7" x 11'7" (4.77 x 3.54)

Original sash window with plantation style

shuttering to the front having an easterly aspect, built in triple doored wardrobe with hanging and shelving space, double panelled radiator.

Door off second floor landing to:

### BEDROOM 2

12'5" x 9'4" (3.81 x 2.87)

Original sash window with plantation style shuttering to the front having an easterly aspect, built in triple doored wardrobe with hanging and shelving space, display shelving to the side, security glass affording borrowed light from the second floor landing, single panelled radiator.

Door off second floor landing to:

### SHOWER ROOM

Being part tiled to dado height, comprising pedestal wash hand basin with hot and cold taps, low wc ( saniflow/macerator ), heated hand towel rail, extractor fan, vinyl flooring, step in fully tiled shower cubicle with built in shower, separate shower attachment, glass shower screen.

### OUTGOINGS

SHARE OF FREEHOLD

MAINTENANCE:- 50% OF ANY EXPENDITURE

GROUND RENT:- NON-APPLICABLE

LEASE:- BRAND NEW LEASE TO BE PROVIDED

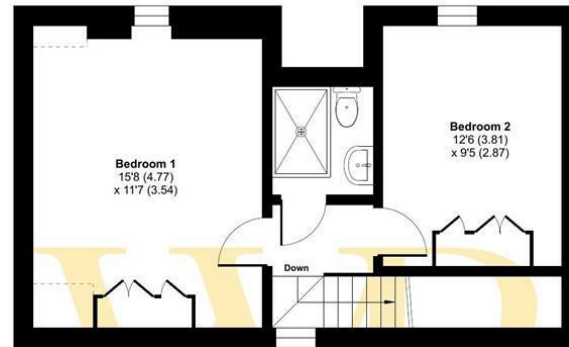


## Church Street, Shoreham-by-Sea, BN43

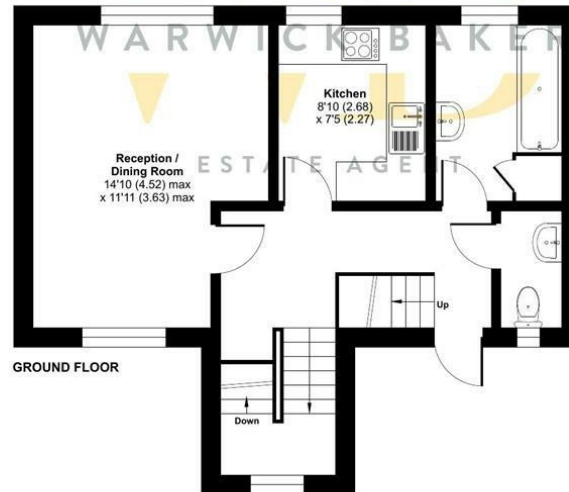
Denotes restricted head height

Approximate Area = 828 sq ft / 76.9 sq m  
Limited Use Area(s) = 14 sq ft / 1.3 sq m  
Total = 842 sq ft / 78.2 sq m

For identification only - Not to scale

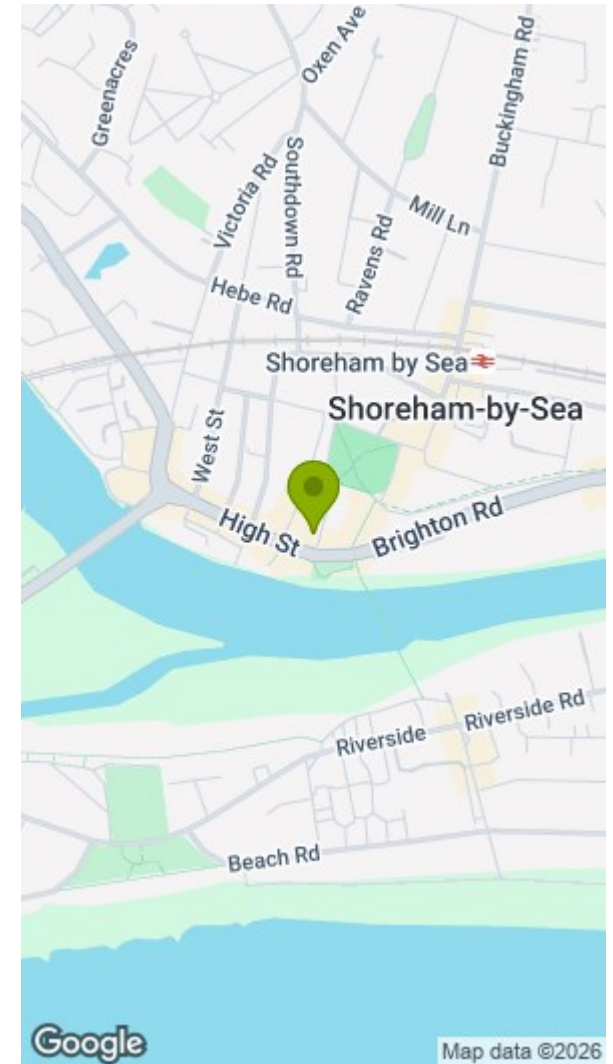


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1500111



### 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 <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |