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Description

Robert Luff & Co are privileged to present this exciting piece of Shoreham's history - A Grade II listed Georgian Townhouse located moments from the town centre and approx. 1/3 mile from the mainline railway station. Dating from the 1820's, the property is believed to have been built by a prominent Shoreham shipwright and evidence of this is featured throughout the property, including the floorboards, which are thought to have originated from ships timbers. The substantial property has been lovingly re-instated and refurbished by the current owners and features versatile accommodation spanning three storeys, ground floor shower room, first floor luxury bathroom, 5/6 bedrooms, stylish kitchen, a roof terrace with amazing views, off street parking and gardens. Viewing is highly recommended - VENDOR SUITED.

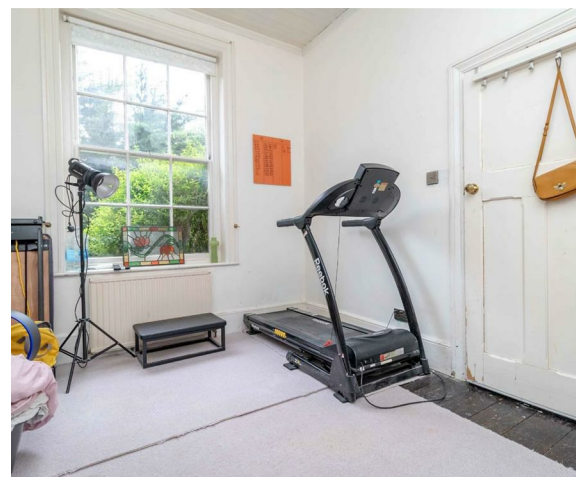
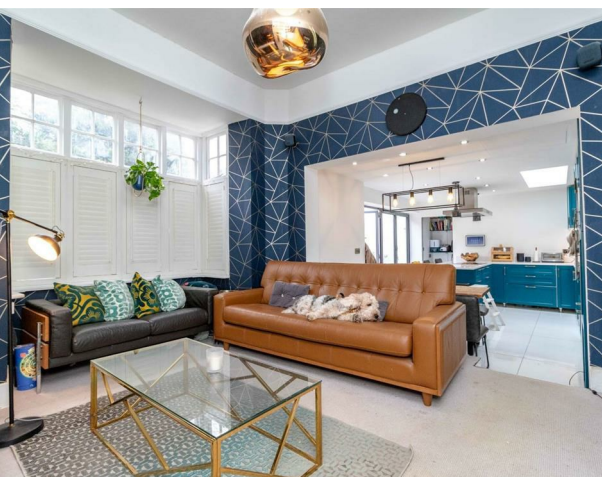
Key Features

- Historic Grade II Listed Georgian Townhouse
- Central Shoreham Location
- 5/6 Bedrooms
- Stylish Kitchen & Bathroom
- Many Original Features
- Off Street Parking
- Fantastic Roof Terrace With Stunning Views
- Gardens
- EPC: TBC
- VENDOR SUITED



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Entrance Hall

Impressive, solid timber front door with arch window over, upright column radiator.

Shower Room

Walk in shower enclosure, close coupled WC, wash hand basin with mixer tap, downlighters, extractor fan.

Bedroom/Reception Room

4.06m x 3.05m (13'4" x 10')

Two sash windows, feature fireplace, two radiators.

Bedroom

2.57m x 2.69m (8'5" x 8'10")

Sash window to front.

Lounge

4.70m x 3.23m (15'5" x 10'7")

Sash window to front with shutter blinds, feature fireplace, picture rail.

Kitchen

5.18m x 3.96m (17' x 13')

Lantern window, bi-fold doors to front. Fitted kitchen comprising: Range of fitted wall & base level units, Quartz worksurfaces, sink unit with mixer tap, fitted electric oven and microwave, fridge/freezer, space & plumbing for washing machine & dishwasher, tiled floor, downlighters.

First Floor Landing

Upright column radiator, window.

Bedroom One

6.83m x 3.96m max, narrowing to 2.54m (22'5" x 13' max, narrowing to 8'4")

L-shaped room incorporating dressing room area.

Bed Area: Two sash windows, feature fireplace, coving, picture rail.

Dressing Area: Sash window, feature fireplace, coving, picture rail.

Office

3.66m x 2.92m (12' x 9'7")

Sash window, cupboard.

Bathroom

Fitted suite comprising: Freestanding bath, shower enclosure with rainfall shower, close coupled WC, over counter wash hand basin with mixer tap, downlighters, heated towel rail, lantern window and double glazed window.

Second Floor Landing

Doors to roof terrace, wardrobe.

Bedroom

2.62m x 2.51m (8'7" x 8'3")

Sash window, feature fireplace, picture rail.

Bedroom

2.57m x 1.70m (8'5" x 5'7")

Sash window, picture rail, radiator.

Bedroom

3.91m x 2.39m (12'10" x 7'10")

Two sash windows, picture rail, column radiator.

Roof Terrace

Stunning views taking in the South Downs, Lancing College and Shoreham townscape.

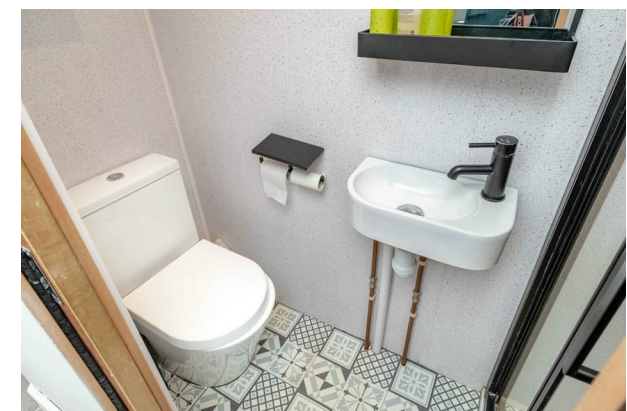
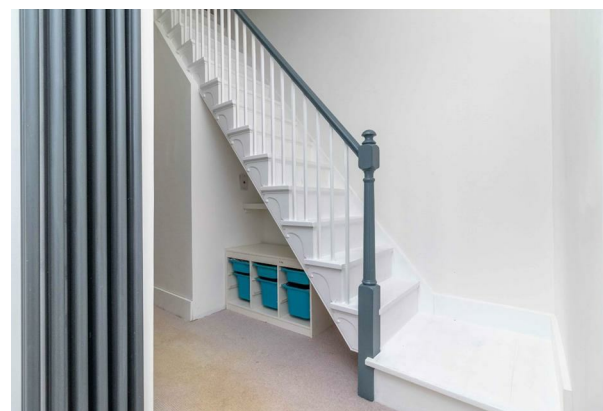
Outside

Garden

Mature fence enclosed garden with summerhouse.

Parking

Block paved parking area.





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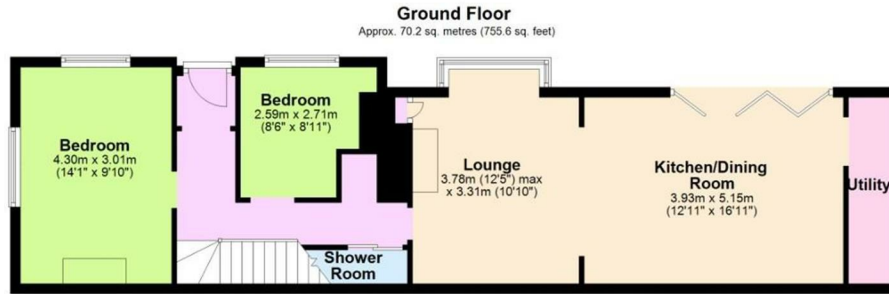
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Floor Plan Southdown Road



Total area: approx. 152.3 sq. metres (1639.2 sq. feet)



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			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(20-34) E		
(21-38) F			(1-38) 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	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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