



Rope Walk, Shoreham By Sea

Offers Over **£375,000**



Property Type: Mews

Bedrooms: 2

Bathrooms: 1

Receptions: 1

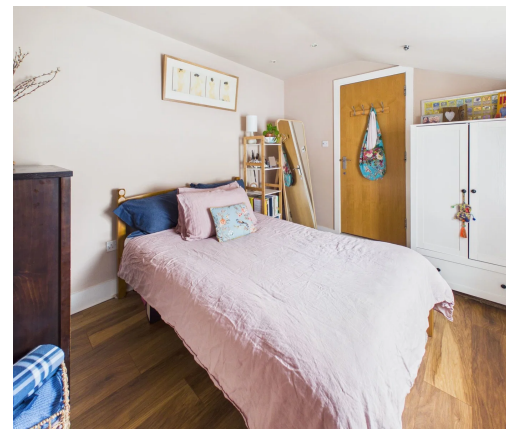
Tenure: Freehold

Council Tax Band: C

- Central Shoreham Location
- South Facing Patio Garden
- Two Double Bedrooms
- South Facing Living Room
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Parking Available To Front Of Property
- No Onward Chain
- Walking Distant To Highstreet / Train Station
- Viewing Highly Advised

We are delighted to offer for sale this well presented two bedroom Mews property benefitting from this private central Shoreham location.

Situated in this quiet position within the heart of Shoreham town centre, Shoreham High Street and mainline railway station is within walking distance, as well as popular restaurants, bars and Shoreham library. Pleasant walks over the South Downs can also be found nearby whilst Shoreham Beach is only a short walk away over the footbridge.





Obscure pvcu private front door through to:

LOUNGE South aspect. Comprising pvcu double glazed windows with fitted shutters, two radiators, recessed alcove with solid wood shelf, original solid wood flooring, recessed spotlights.

INTERNAL HALLWAY Comprising original solid wood flooring, heating control panel, recessed spotlights, stairs to first floor landing.

MODERN FITTED KITCHEN South aspect. Comprising two pvcu double glazed windows with fitted shutter blinds, obscure pvcu double glazed door leading out onto garden, laminate worksurfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel sink unit with draining board and mixer tap, inset four ring gas hob with oven below and extractor fan over, space and provision for appliances include washing machine, under counter fridge and under counter freezer. Laminate flooring, recessed lighting, tiled splash backs.

FIRST FLOOR LANDING Comprising carpeted flooring, radiator.

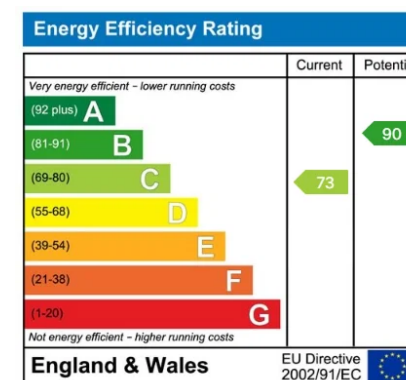
BEDROOM TWO South aspect. Comprising pvcu double glazed window with fitted shutter, laminate flooring, radiator, recessed lighting.

MODERN FITTED BATHROOM South aspect. Comprising obscure pvcu double glazed window with a fitted shutter, panel enclosed bath with integrated shower having fully tiled walls, wall mounted heated towel rail, low flush wc, pedestal hand wash basin with mixer tap, tiled flooring, recessed lighting, extractor fan.

DUAL ASPECT BEDROOM ONE South and East aspect. Comprising two pvcu double glazed windows with fitted shutters, two Velux windows with fitted blinds, laminate flooring, radiator, recessed lighting.

SOUTH FACING COURTYARD GARDEN Block paved patio area having a timber built storage shed and awning, benefitting from being fence and wall enclosed.





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.