



BROOK GAMBLE



The Old Bread Shop 4 Church Street, Old Town, BN21 1HT

£289,000

Located in the charming Old Town, this unique two-bedroom link detached house on Church Street known historically as "The Old Bread Shop" offers a delightful blend of modern living and traditional character. Spanning an impressive 732 square feet, the property has been newly refurbished throughout, ensuring a fresh and inviting atmosphere for its new occupants.

Upon entering, you are greeted by a well-proportioned open plan lounge dining room, perfect for relaxing or entertaining guests. The modern fitted kitchen is a standout feature, equipped with contemporary appliances and ample storage, making it a joy for any home cook. The two bedrooms are generously sized, providing comfortable spaces for rest and relaxation.

The bathroom is stylishly appointed, completing the home's appeal with its modern fixtures. The location is particularly advantageous, being close to Waitrose, which offers convenient shopping options for everyday needs. The Old Town area is known for its vibrant community and picturesque surroundings, making it an ideal place to call home. Chain free and vacant!

Main front door 25'2 x 14'2 (7.67m x 4.32m)

Open plan lounge dining room

Radiator, further radiator, coving to ceiling, stairs rising to 1st floor landing, storage cupboard, wall light points, electrical sockets with USB ports, double glazed window to side, double glazed window to front aspect, further double glazed window to side aspect, BT point.

Modern fitted Kitchen 10'3 x 8'9 (3.12m x 2.67m)

Fitted in a range of wall and floor cupboards and base units with a single bowl sink unit and mixer tap, complimentary Oak worktop with inset four ring induction hob with extractor hood above, built-in Bosch slimline dishwasher, space for further appliance, wall mounted Glowworm gas central heating combination boiler concealed by cupboard unit, recessed spotlighting, wall mounted contemporary vertical radiator, skylight window, Fully tiled walls, fully tiled flooring.

Modern Shower room 8'11 x 5'5 (2.72m x 1.65m)

With large Walk in the shower cubicle, wall mounted shower with rainfall showerhead and shower attachment, wash handbasin vanity unit with mixer tap. Low-level WC, wall mounted heated towel ladder, extractor fan unit, tiled walls, tiled flooring, skylight window.

First floor galleried landing

Hatch to loft, built-in storage cupboard, double glazed window to side aspect.

Main bedroom 14'7 x 11'2 (4.45m x 3.40m)

Built-in wardrobe with sliding mirror doors and hanging rails, radiator, electric sockets with USB ports, double glazed window to front, double glazed window to side aspect.

Bedroom two 10'2 x 7'9 (3.10m x 2.36m)

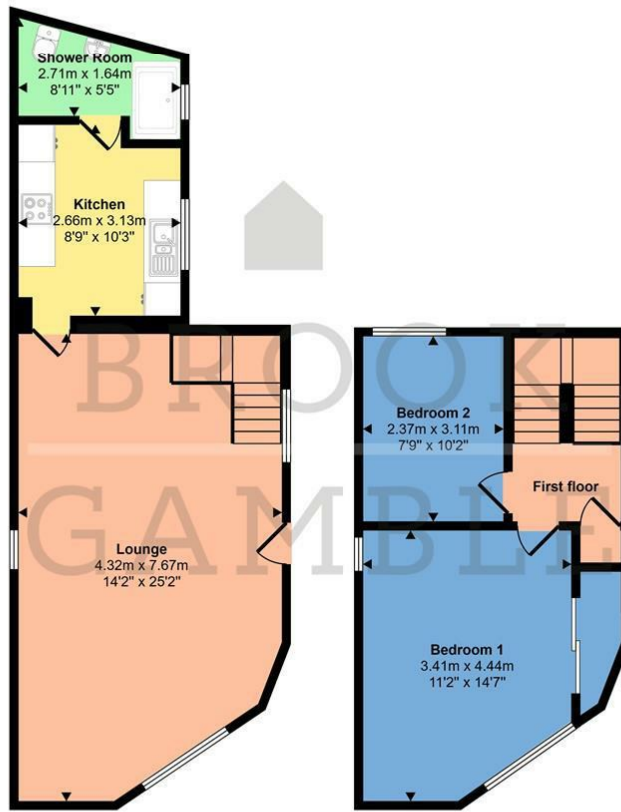
Radiator, double glazed window to rear aspect with views of the South Downs to a westerly aspect. Electric sockets with USB ports

Outside

Deep enclosed flower bed with walled boundaries. Further enclosed patio side garden measuring approximately 13'2 x 3'10 with walled boundaries and a wrought iron gate. Accessed via a wonderful horse shoe wrought iron gates at the side of the property, with an access pathway shared only by the next door adjoining cottage

Floor Plan

Approx Gross Internal Area
74 sq m / 794 sq ft

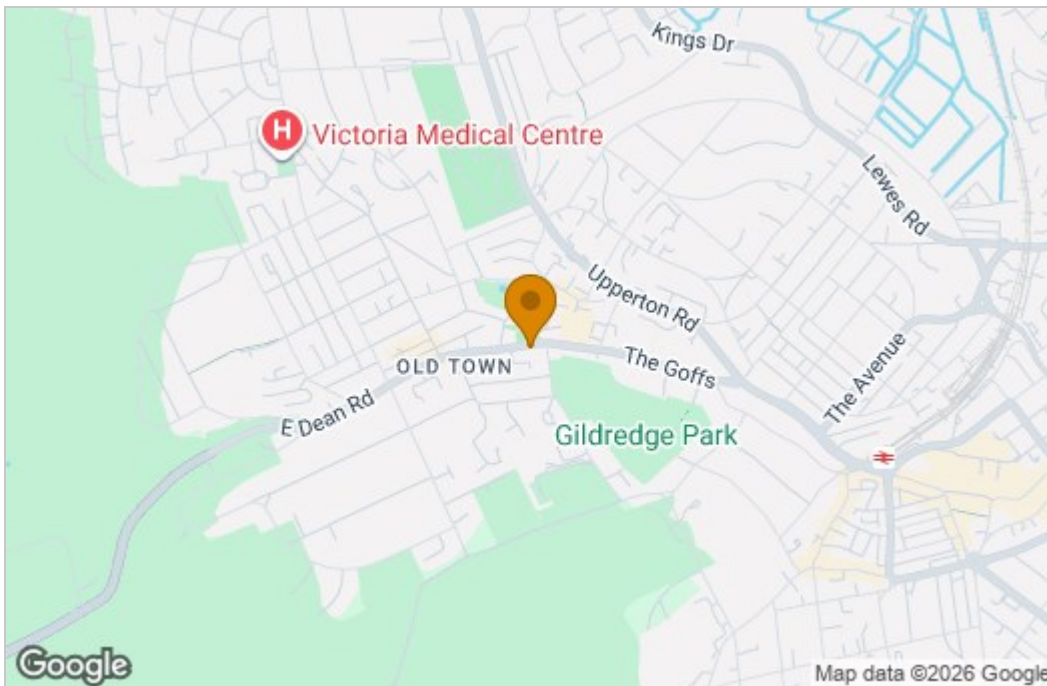


Ground Floor
Approx 44 sq m / 470 sq ft

First Floor
Approx 30 sq m / 325 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		40	
(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	

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