



John Street | Shoreham by Sea | BN43 5DL  
Offers Over **£450,000**





We are delighted to offer for sale this charming spacious period property situated within the heart of Shoreham.



# Key Features

- Boarded Loft Space With Separate Storage Space
- Lounge/Dining Room
- Modern Kitchen
- West Facing Rear Garden
- Ground Floor Cloakroom
- Separate Utility Room
- Shoreham Town Centre And Train Station Are Close By
- Inspection Is A Must



**2 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

Private front door through to:-

ENTRANCE HALL/PORCH Comprising stripped solid wood flooring, dado rail, door to:-

HALLWAY Comprising solid wood flooring, radiator.

LOUNGE THROUGH DINING ROOM East and West aspect. Comprising pvcu double glazed bay window with fitted shutter blinds, stripped solid wood floors, feature fireplace with wooden mantle and tiled hearth, coving, two radiators, further pvcu double glazed window, understairs storage cupboard housing gas meter, door to:-

MODERN FITTED KITCHEN North aspect. Comprising pvcu double glazed window with fitted roller blind, solid oak work surfaces with cupboards below, matching eye level cupboards, inset single drainer sink unit with mixer tap, inset four ring electric hob with oven below, opening to:-

UTILITY AREA/INTERNAL HALLWAY North aspect. Comprising ladder style wall mounted radiator, space for fridge/freezer, matching fitted cupboard housing wall mounted Vaillant combination boiler, pvcu double glazed door leading out to rear garden.

GROUND FLOOR CLOAKROOM North aspect. Comprising pvcu double glazed window, wall mounted contemporary radiator, low flush wc, provision and space for washer/dryers, hand wash basin.

FIRST FLOOR LANDING

Comprising loft hatch access, storage cupboard, further cupboard with stairs leading up to boarded loft space.

BEDROOM ONE East aspect. Comprising pvcu double glazed bay window with fitted shutter blinds, radiator, matching fitted wardrobes with hanging rail and shelving, recessed shelving.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, radiator, built in wardrobe with shelving.

MODERN FAMILY BATHROOM West aspect. Comprising obscure glass pvcu double glazed window with fitted blinds, walk in shower cubicle with an integrated shower with shower attachment being fully tiled, contemporary hand wash basin with vanity unit below, low flush wc, built in cupboard with slatted shelving, loft hatch access, wall mounted heated towel rail.

BOARDED LOFT SPACE Comprising solid wood flooring, large double glazed velux window, eaves storage space, door to further walk in storage cupboard.

## EXTERNAL

FRONT GARDEN Paved walkway onto laid chipstone with palm tree.

WEST FACING REAR GARDEN Large paved area having various raised flower beds with plant, tree and shrub borders, palm tree, timber built shed, timber built pergola, gate to rear access, wall enclosed.

## LOCATION

Ideally situated in the Heart of Shoreham Town centre with its comprehensive shopping facilities, health centre and library. In the main High Street there is also a good selection of restaurants and bars along with a footbridge which leads over the River Adur giving direct access to the Beach and Sea.





**Approximate total area<sup>1)</sup>**  
 944.13 ft<sup>2</sup>  
 87.71 m<sup>2</sup>

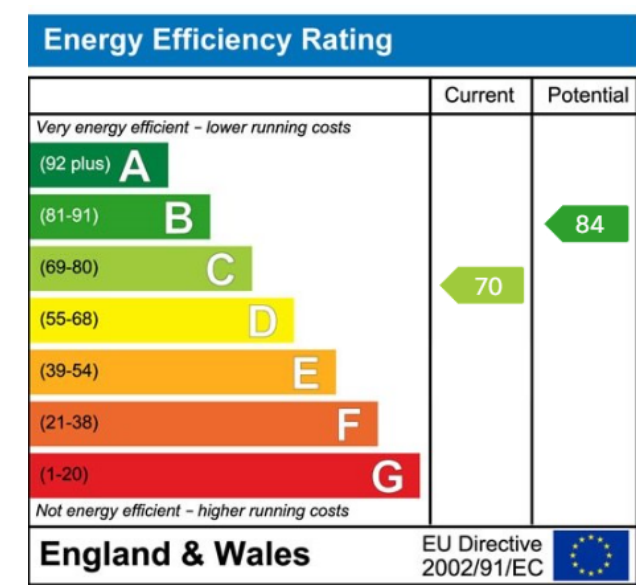
**Reduced headroom**  
 4.62 ft<sup>2</sup>  
 0.43 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 904 sqft)

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.