



Church Street | Shoreham by Sea | BN43 5DQ  
Offers Over **£1,500,000**



We are delighted to offer a rare opportunity to acquire this beautiful Grade II listed early 18th century historic home, situated in the heart of Shoreham opposite St Mary De Haura Church, benefitting from versatile separate annexe, parking and garage.



A home of style & sophistication





Property details: Church Street | Shoreham by Sea | BN43 5DQ

# Key Features

- Mature good size west facing rear garden
- Garden room & cellar
- Kitchen/dining room
- Three reception rooms
- Self contained annexe
- Garage benefitting from power and lighting
- Impressive extension plans (available on request)
- Situated within the heart of Shoreham town centre
- Off road parking
- Wealth of original features



5 Bedrooms



3 Bathrooms



3 Reception Rooms



Central Shoreham Location

## INTERNAL

Built on land originally owned by the church, the house was the vicarage for many years - the cellar room is medieval and contains an ancient well.

Private front door through to:- SPACIOUS ENTRANCE HALL Comprising solid oak wood flooring, cupboard with hanging and shelving, further cupboard over, radiator, further storage cupboard with shelving, picture rail, original feature arched sash window, door to rear access, original feature staircase leading up to first floor.

SEPARATE LOUNGE East aspect. Comprising original sash window with fitted shutter blinds, radiator, working fireplace with marble hearth, recessed shelving, solid oak wood flooring, picture rail.

SEPARATE LOUNGE THROUGH DINING ROOM East and West aspect. Comprising three original sash windows with fitted blinds, wood burning stove, coving, picture rail, two radiators, recessed shelving.

KITCHEN/DINING ROOM West aspect. Comprising two original windows, sunken spotlights, solid oak cherry wood work surfaces with cupboards below, matching eye level cupboards, inset four ring electric hob with space for oven below, space for fridge freezer, twin oven gas run Aga, tiled flooring, inset stainless steel double sink with mixer tap, radiator. Door to boiler room with wall mounted combination boiler, factory lagged hot water tank, provision for washing machine. Double doors leading through to:-

TRIPLE ASPECT GARDEN ROOM South/West and North aspect. Comprising double glazed windows, two double doors leading out onto rear garden, tiled flooring, fitted blinds, wall mounted storage heater.

CELLAR With power and lighting.

FIRST FLOOR SPLIT LANDING Comprising radiator, picture rail, original sash window.

BEDROOM ONE WITH ENSUITE BATHROOM East aspect. Comprising two original sash windows, radiator, picture rail, coving, fitted wardrobes with hanging rail and shelving, archway through to:-

IMPRESSIVE ENSUITE BATHROOM West aspect. Comprising two original sash windows with fitted blinds, radiator, wall mounted heated towel rail, panel enclosed bath with shower attachment over, pedestal hand wash basin, recessed shelving and cupboard under, loft hatch access, picture rail, low flush wc, three wall mounted lights, further recessed shelving.

DOUBLE ASPECT BEDROOM TWO With beautiful views overlooking St Mary De Haura Church, three original sash windows, further original window, built in wardrobe with hanging rail and shelving, radiator.

BEDROOM THREE West aspect. Comprising two original sash windows with the original Georgian shutters, coving, radiator.

BATHROOM West aspect. Comprising original sash window with fitted blind, panel enclosed bath having fitted telephone style shower attachment over, shower cubicle with integrated shower being fully tiled, low flush wc, hand wash basin, sunken spotlights, coving, wall mounted heated towel rail, solid wood floor.

## SECOND FLOOR

OPEN PLAN HOME OFFICE ROOM West and South aspect. Comprising two double glazed velux windows, original window, radiator, sunken spotlights, original beams.

DOUBLE ASPECT ENSUITE BEDROOM FOUR East and North aspect with beautiful views of the Church, original leaded light window, sash window, original beams, loft hatch access, radiator, door to:-

## INTERNAL Continued...

ENSUITE BATHROOM South aspect. Comprising window, panel enclosed bath having shower attachment over, pedestal wash basin with vanity unit below, low flush wc, wall mounted heated towel rail, sunken spotlights, original wood beams, small door to extensive attic storage space.

BEDROOM FIVE North/West aspect with views overlooking of the Church, comprising double glazed velux window, further window, fitted wardrobes with hanging rail and shelving, loft hatch access, radiator.

## SELF CONTAINED ANNEXE 500.52sqft

Situated at the rear of the property this building was the original Coach House & Hayloft which has been converted to a useful two storey self contained annexe which won a design and renovation award from the Shoreham Society.

ANNEXE - OPEN PLAN KITCHEN DINING ROOM Comprising pvcu double glazed slide door to courtyard, pvcu double glazed windows, feature original window, laminate worksurfaces with cupboards below, matching eye level cupboards, inset one and a half bowl stainless steel single drainer sink unit with contemporary mixer tap, inset four ring electric hob with oven below having and extractor fan over, integrated wine rack, matching integrated fridge/freezer, provision for washing machine, oak wood flooring, radiator, sunken spotlights, understairs storage cupboard housing electric heating system, further understairs storage cupboard.

## ANNEXE - FIRST FLOOR

ANNEXE - DOUBLE BEDROOM South/East aspect. Comprising double glazed velux window with fitted blind, double glazed window into recess, radiator, opening to walk in wardrobe with hanging rail and shelving, door to:-

ANNEXE - ENSUITE SHOWER ROOM North/West aspect. Comprising double glazed velux window, low flush wc, pedestal hand wash basin, radiator, shower cubicle being fully tiled having integrated shower, tiled flooring, extractor fan, sunken spotlights.

ANNEXE - LOUNGE (With sloping ceilings) North/West & South/East aspect. Comprising two double glazed velux windows with fitted blinds, radiator.

## EXTERNAL

FRONT GARDEN Narrow boarders with shrubs and flowers on to street, tiled area to front door.

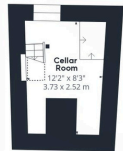
MATURE GOOD SIZE WEST FACING REAR GARDEN Fully enclosed by flint walls, large paved area stepping onto lawned area with various mature shrubs, trees and plant borders, fruit trees, vegetable patch, outside tap, door to garage, door to rear courtyard.

PRIVATE COURTYARD Rear access to Middle Street via arched double gates, off road parking space for one vehicle, two brick built cobblestone outbuildings with power and lighting, two wall lights, door to rear garden.

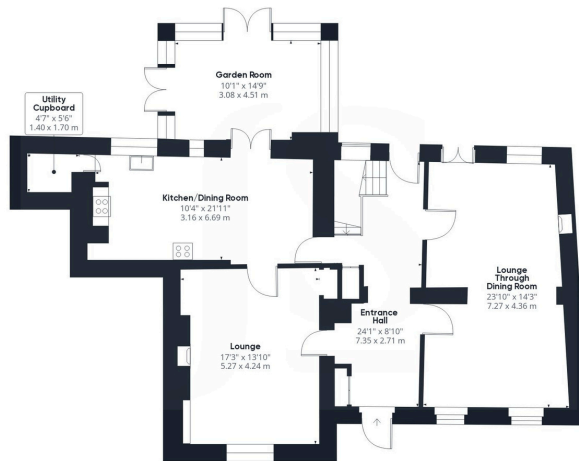
SPACIOUS GARAGE Arched double gates with access to Middle Street, power and lighting, door to rear garden.

## LOCATION

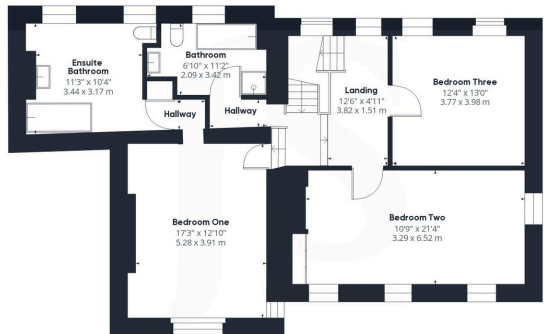
Situated in the heart of Shoreham Town Centre opposite St Mary De'Haura Church the house is within minutes of local amenities including the Library, Health Centre, Shops, Restaurants, Mainline Railway Station and Community Centre. The Footbridge is also close by giving access over the river to Shoreham Beach leading to the foreshore and the sea.



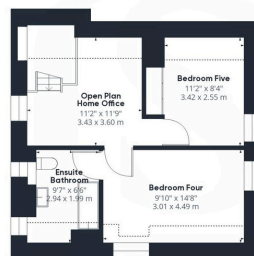
Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area<sup>m</sup>  
 2637.47 ft<sup>2</sup>  
 245.03 m<sup>2</sup>

Reduced headroom  
 78.24 ft<sup>2</sup>  
 7.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

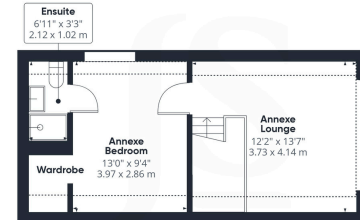
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 0



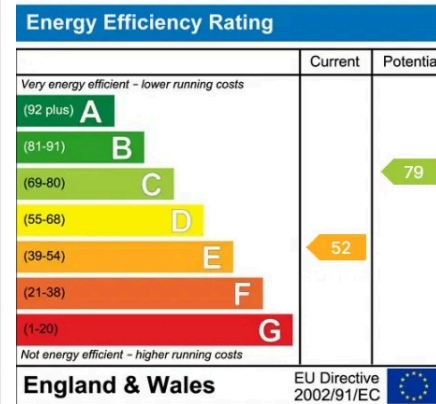
Approximate total area<sup>m</sup>  
 500.52 ft<sup>2</sup>  
 46.5 m<sup>2</sup>

Reduced headroom  
 60.62 ft<sup>2</sup>  
 5.62 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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## Property Details:

Main House Floor area (as quoted by floorplan) : 2637.47 sqft

Annexe Floor area (as quoted by floorplan) : 500.52 sqft

Garage Floor area (as quoted by floorplan) : 236.91 sqft

Tenure: Freehold

Council tax band: F

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.