



Connaught Avenue | Shoreham by Sea | BN43 5WP

Guide Price £700,000





We are delighted to offer for sale this unique opportunity to acquire this impressive four bedroom, two bathroom Grade II listed detached thatched cottage situated within a short stroll of the scenic River walks and access to the South Downs.



Key Features

- Home Full Of Character And Charming Period Features
- Versatile Accommodation
- Three Reception Rooms
- Four Bedrooms
- No Ongoing Chain
- Good School Catchment Area
- Situated On Level Ground
- Walking Distance To Shoreham High Street
- Successful Holiday Let
- River Adur And South Downs Are Close By



4 Bedrooms



2 Bathroom



2 Reception Room

INTERNAL

ENTRANCE HALL Comprising built in storage cupboard, tiled flooring, single ceiling light fitting.

SEPARATE KITCHEN East & South aspect. Comprising two original wooden windows, exposed original beams, roll edge laminate work surfaces with cupboards and drawers below, matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, inset four ring gas hob with oven below and extractor fan over, tiled splashbacks, space and provision for washing machine, dishwasher and fridge/freezer, two wall light sconces, tiled flooring,

HALLWAY/DINING AREA West aspect. Comprising glazed wooden stable door out to rear garden, original wooden window, exposed original beams, tiled flooring, two wall light sconces, feature exposed brick fireplace with wooden mantle over, stairs to first floor, door to :-

DUAL ASPECT LOUNGE East and West aspect. Comprising three original wooden windows, original wooden floorboards, exposed original beams, feature brick built fireplace with working fire and tiled hearth, two radiators, three wall light sconces, door through to:-

INTERNAL HALLWAY Comprising original wooden window, exposed original beams, tiled flooring, wooden door leading to stairs to first floor, electric heater, door to rear garden.

DUAL ASPECT RECEPTION ROOM East and West aspect. Comprising two original wooden windows, exposed original beams, brick fireplace with wooden mantle and tiled heath, electric heater, tiled flooring.

FIRST FLOOR LANDING (South) West aspect. Comprising original wooden window, original wooden floorboards, exposed wooden beams, single light fitting.

BEDROOM FOUR South and East aspect. Comprising two original wooden windows, original wooden floor boards, exposed original beams, radiator, single light fitting, loft hatch access.

BATHROOM TWO East aspect. Comprising original wooden window, exposed original beams, low flush wc, panel enclosed bath with telephone style mixer tap and shower attachment, pedestal hand wash basin, radiator, tiled splashbacks, ceiling mounted light fitting.

BEDROOM ONE East and West aspect. Comprising two original wooden windows, original wooden floorboards, exposed original beams, two radiators, single light fitting.

INTERNAL CONTINUED...

FIRST FLOOR (North) East aspect. Open landing leading to Bedroom, door to internal hallway, original wooden window, exposed original beams.

BEDROOM TWO East and West aspect. Comprising original wooden window, exposed original beams, wall mounted heater, single light fitting.

INTERNAL HALLWAY Comprising exposed original beams, storage cupboard, single light fitting.

BATHROOM ONE East aspect. Comprising original wooden window, panel enclosed with bath, hand wash basin, high level flush wc, loft hatch access, single ceiling light fitting.

BEDROOM THREE West aspect. Comprising original wooden window, carpeted flooring, recessed storage area, single light fitting.

EXTERNAL

FRONT GARDEN Mature flower and shrub border, two gates leading into rear garden.

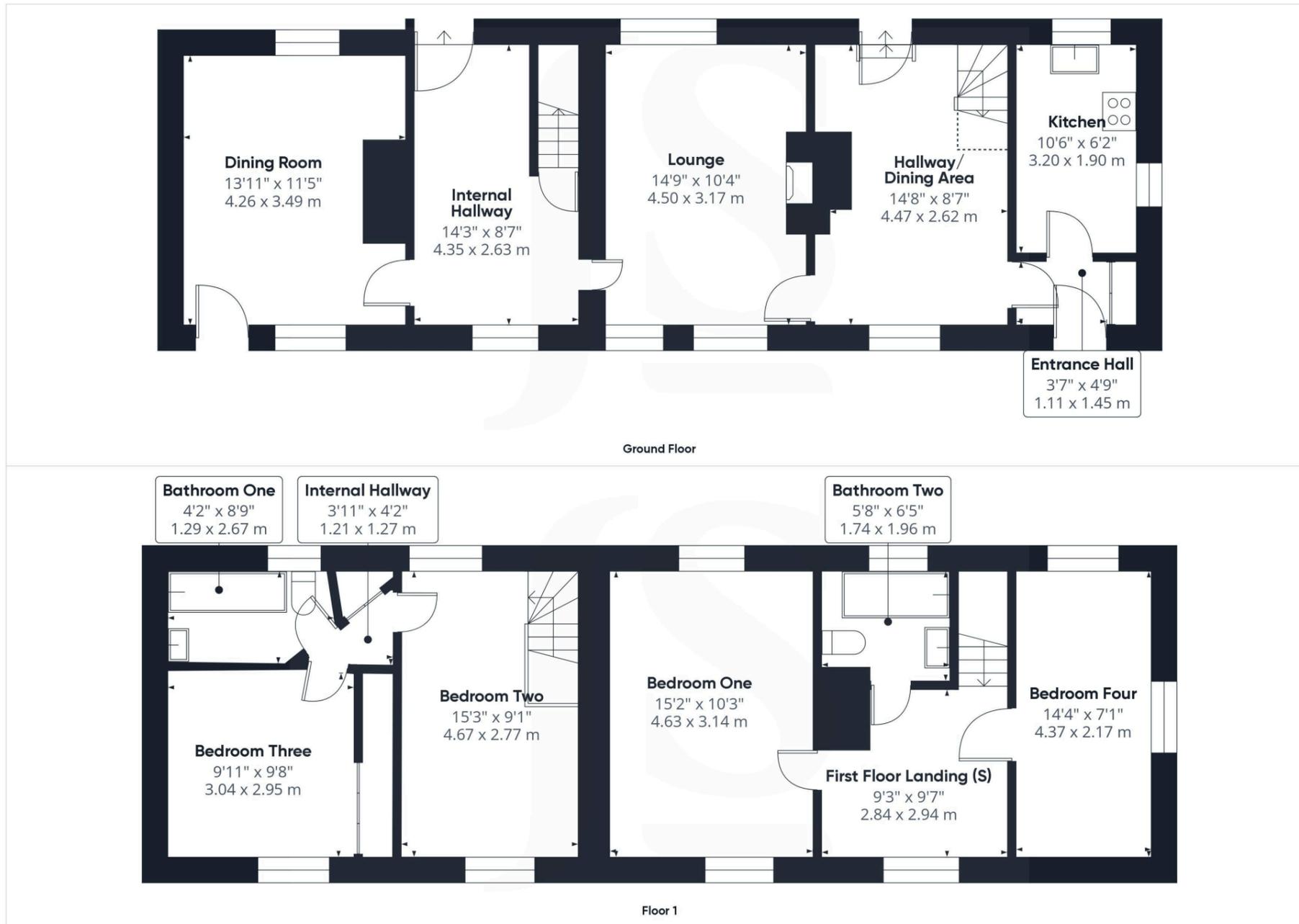
MATURE REAR GARDEN Paved path leading to large lawned area with various mature shrub, tree and plant borders, two outside lights, two gates for side access, timber built summerhouse, stone built hut for storage, benefitting from being wall and fence enclosed.

LOCATION

Built around the end of the seventeenth century, the property was used extensively by stonemasons in the early eighteenth century doing restoration work at the Church. Towards the end of the nineteenth century the property was also used as a tearoom and post office.

Conveniently situated in popular Old Shoreham. The Town Centre, with its comprehensive shopping facilities, health centre, library and mainline railway station, is within easy reach, whilst pleasant walks and rides are easily accessible over the South Downs and along the River Adur. Shoreham Beach can be found within 1 mile to the South.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 1163sqft)

Tenure: Freehold

Council tax band: tbc

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.