

Flat 4, Westover Church Street | | Shoreham-By-Sea | BN43 5DQ

WARWICK BAKER
ESTATE AGENT







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£289,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE MAISONETTE, OCCUPYING PART OF THE GROUND AND LOWER GROUND FLOOR OF THIS PERIOD BUILDING. LOCATED IN THE HEART OF THE TOWN CENTRE, WITHIN A SHORT WALK TO LOCAL SHOPS AND THE MAINLINE RAILWAY STATION (LONDON-VICTORIA - 80 MINUTES). THE FLAT BENEFITS FROM A PRIVATE STREET ENTRANCE, 21' ENTRANCE HALL, THREE BEDROOMS, 14' LOUNGE, 13' KITCHEN, GROUND FLOOR CLOAK ROOM, BATHROOM AND ALLOCATED OFF ROAD PARKING SPACE. INTERNAL VIEWING HIGLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- PRIVATE STREET ENTRANCE
- 21' ENTRANCE HALL
- THREE BEDROOMS
- 14' LOUNGE
- 13' KITCHEN
- GROUND FLOOR CLOAK ROOM
- BATHROOM
- OFF ROAD PARKING SPACE
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS

LOWER LOBBY
LED downlighting, double panelled radiator.

Door off lower lobby to:

PRIVATE STREET ENTRANCE
Part frosted glazed door leading to:

BATHROOM
Being part tiled, comprising wood panelled bath with mixer tap with separate shower attachment, folding shower screen, low level wc, pedestal wash hand basin with contemporary style mixer tap, tiled splash back, mirror over, heated hand towel rail, tiled flooring, LED downlighting, extractor fan.

ENTRANCE HALL
21'10" in length (6.66 in length)
High level arch window to the front, single panel radiator, wood effect vinyl flooring.

Door off entrance hall to:

LOUNGE
14'9" x 12'0" (4.52 x 3.66)
Into bay with original sash windows to the front, wood panelling under, double panelled radiator.

Door off entrance hall to:

BEDROOM 2
12'6" x 10'4" (3.81m x 3.15m)
Double glazed sash window to the front, double panelled radiator.

Door off lower lobby to:

BEDROOM 3
8'5" x 7'10' (2.57m x 2.39m')
Sash window to the front, single panel radiator.

Door off entrance hall to:

PARKING
Allocated off road parking space to the rear of the building.

KITCHEN
13'1 x 7'9 (3.99m x 2.36m)
Comprising circular stainless steel sink unit with mixer tap inset into wood effect worktop, inset ' BAUMATIC ' four ring electric hob to the side, ' BAUMATIC ' electric oven under, range of slow closing drawers and cupboards to the side, built in ' BAUMATIC ' slimline dishwasher to the side (not functioning), matching wood effect backsplash with stainless steel backsplash over, complimented by matching wall units over with two frosted glass doors, stainless steel and glass extractor hood, built in fridge/freezer to the side, adjacent matching wood effect work top, storage cupboard under, space and plumbing for washing machine to the side, matching wood effect backsplash, storage cupboard over housing ' FERROLI ' gas fired combination boiler, wood effect vinyl flooring, double glazed sash window to the rear having a favoured southerly aspect, spotlighting.

Door off entrance hall to:

BEDROOM 1
14'10" x 12'8" (4.52m x 3.86m)
Into bay with original sash windows to the front, wood panelling under, feature chimney breast storage space, double panelled radiator.

Door off lower lobby to:

CLOAK ROOM
Comprising low level wc, wall mounted wash hand basin with contemporary style mixer tap, tiled splash back, mirror over, wood effect vinyl flooring, extractor fan.

Turning staircase down from entrance hall to:

OUTGOINGS
SHARE OF FREEHOLD

MAINTENANCE:- £1,398 PER ANNUM

GROUND RENT:- NON-APPLICABLE

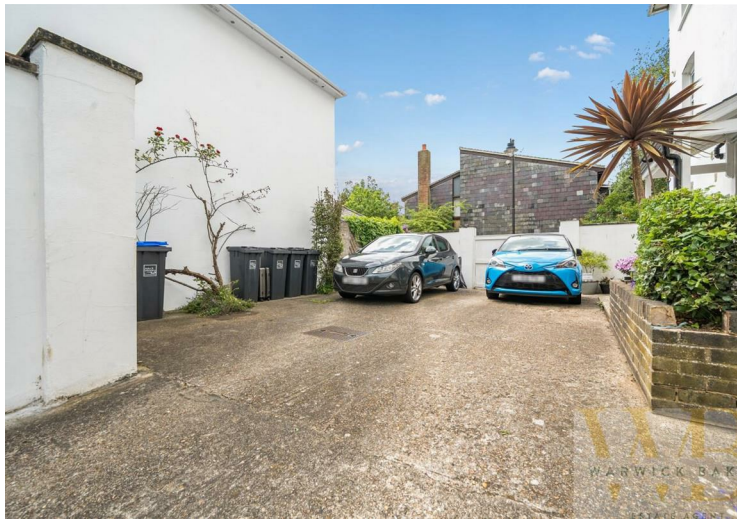
LEASE:- 110 YEARS REMAIN











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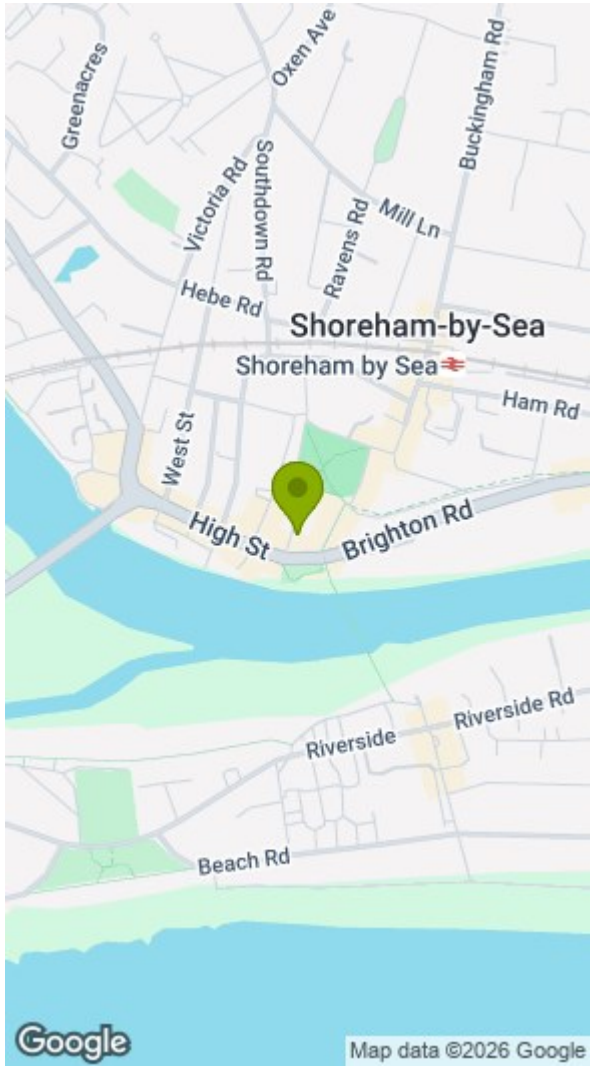
Approximate Area = 942 sq ft / 87.5 sq m

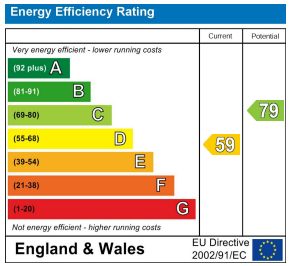
For identification only - Not to scale

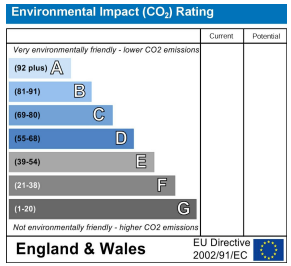


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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1299903







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* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate