



Gull Cottage, 6 John Street | | Shoreham-By-Sea | BN43 5DN

WB
WARWICK BAKER
ESTATE AGENT



Gull Cottage, 6 John Street | | Shoreham-By-Sea | BN43 5DN

Offers In Excess Of £350,000

SOLD - WARWICK BAKER ESTATE AGENTS !!

SIMILAR PROPERTY URGENTLY REQUIRED

CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

*** OFFERS IN EXCESS OF £350,000 ***

- ATTACHED PERIOD COTTAGE
- 2 DOUBLE BEDROOMS
- HEART OF TOWN CENTRE
- KITCHEN/DINER
- UTILITY ROOM
- DOWNSTAIRS W.C
- CELLAR
- SOUTH/WEST PATIO GARDEN
- MODERN KITCHEN & SHOWER ROOM
- CALL TO VIEW 01273 461144

Front door leading to:

ENTRANCE HALL

5'9 (1.75m)

In length, exposed wood flooring.

Part glazed door off entrance hall to:

LOUNGE

13'9 x 11'3 (4.19m x 3.43m)

Into bay with double glazed windows to the front having a westerly aspect, glimpses to the south of the River Adur, further windows to the side having a favoured southerly aspect, double panelled radiator with independent thermostat, part wood panelled walls, exposed wood flooring.

Doorway off entrance hall to:

KITCHEN/DINER

12' x 10'9 (3.66m x 3.28m)

Comprising circular stainless steel sink unit with mixer tap inset into wood effect rolled edge work top, inset 'NEWORLD' 4 ring gas hob to the side, 'NEWORLD' electric oven under, drawers and cupboards to both sides, space for slim line dishwasher to the side, space for fridge/freezer to the side, wood panelled backsplash, display shelving over, period style storage cupboard with spice drawers to the side, wall mounted 'GLOWWORM' gas fired combination boiler to the side, double panelled radiator with independent thermostat, windows to the side having a favoured southerly aspect, exposed wood flooring. Trap door giving access to:

CELLAR

20'4" x 8'6" (6.2 x 2.6)

Stairs down, power and lighting.

Double louvred doors off kitchen to:

UTILITY ROOM/WC

5'07 x 4'07 (1.70m x 1.40m)

Comprising low level wc, space and plumbing for washing machine space for tumble dryer, frosted glazed windows to the side, double doored wall cupboard, vinyl flooring.

Turning staircase with banister and spindle and single handrail up from Kitchen/Diner to:

LANDING

Window to the rear with glimpses of the South Downs, access to loft storage space.

Wood panelled door off Landing to:

BEDROOM 1

13'2 x 10'10 (4.01m x 3.30m)

Into bay with double glazed windows to the front having a westerly aspect, glimpses of the River Adur, glimpses of the South Downs, double panelled radiator with independent thermostat, exposed wood flooring.

Wood panelled door off Landing to:

BEDROOM 2

10'9 x 7'6 (3.28m x 2.29m)

Original sash window to the side having a favoured southerly aspect, single panel radiator with independent thermostat, built in wardrobe with hanging and shelving space, built in double doored storage cupboard with shelving, double doored storage cupboard over, double doored storage cupboard to the side with shelving, exposed wood flooring.

Wood panelled door off Landing to:

SHOWER ROOM

Comprising step in fully tiled shower cubicle, with built in shower with rainfall style shower head and separate shower attachment, glass shower screen, wall mounted wash hand basin with antique style hot and cold taps, low level wc, heated hand towel rail, vinyl flooring, extractor fan.

COURTYARD GARDEN

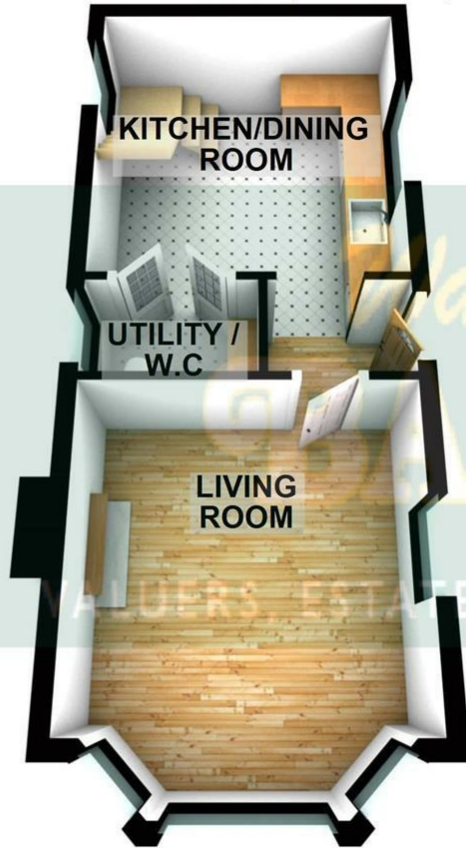
22'05 x 8'4 (6.83m x 2.54m)

Laid totally to patio with low wall and trellis fencing, high fencing and gate to the front giving access to John Street, all having a favoured southerly/westerly aspect.



GROUND FLOOR

APPROX. 30.1 SQ. METRES (324.5 SQ. FEET)



FIRST FLOOR

APPROX. 29.9 SQ. METRES (322.0 SQ. FEET)



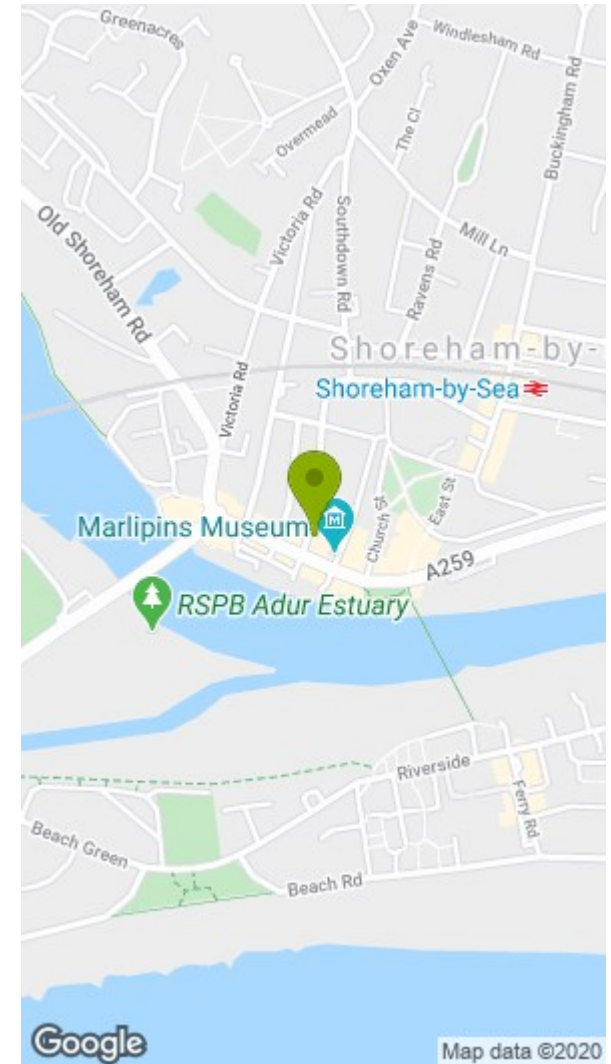
TOTAL AREA: APPROX. 60.1 SQ. METRES (646.5 SQ. FEET)

Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* 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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	