

River Lodge 35-37 High Street | | Shoreham-By-Sea | BN43 5DD







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£205,000

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Warwick Baker Estate Agents are excited to present an exceptional opportunity to own this unique freehold attached house.

Nestled in the vibrant heart of Shoreham, just steps from the High Street, this property boasts breathtaking views of the River Adur.

Enjoy a spacious 14'11 x 11'4 open plan reception room featuring a stylish fitted kitchen, along with a cozy 10'9 x 8'10 double bedroom equipped with fitted wardrobes, and a chic modern shower room.

- STIUNNING VIEWS
- 14'11 X 11' OPEN PLAN RECEPTION ROOM WITH MODERN KITCHEN AND PATIO DOORS TO TERRACE
- CONTEMPORARY MODERN SHOWER ROOM
- BRAND NEW ATTACHED FREEHOLD HOUSE
- BESPOKE HERRINGBONE WOOD FLOORING
- CALL NOW TO BOOK AN APPOINTMENT - 01273 461144
- OUTSIDE DECKED TERRACE AREA WITH STUNNING RIVER VIEWS
- 10'9 X 8'2 DOUBLE BEDROOM WITH FITTED WARDROBES
- TOWN CENTRE LOCATION, JUST OFF OF THE HIGH STREET
- NEW BUILD WITH WARRANTY

Part double glazed front door leading to:

OPEN PLAN LOUNGE/KITCHEN

14'11 x 11'4 (4.55m x 3.45m)

Double glazed window to the front having an easterly aspect with glimpses of The River Adur, kitchen comprising work top with stainless steel sink unit with contemporary style mixer tap , storage cupboards under, matching adjacent worktop with inset electric hob, range of drawers and cupboard under, complimented by matching wall units over with built in extractor hood, canopied skylight, wall mounted contemporary style electric heater, wood block flooring, spot lighting.

Door off open plan lounge/kitchen to:

BEDROOM

10'9 x 8'10 (3.28m x 2.69m)

Double glazed windows to the front having an easterly aspect with glimpses of The River Adur, built in storage cupboards either side of the bed area, high level storage cupboards over the bed area, wall mounted contemporary style electric heater, wood block flooring, up lighters and spot lighting.

Door off open plan lounge/kitchen to:

SHOWER ROOM

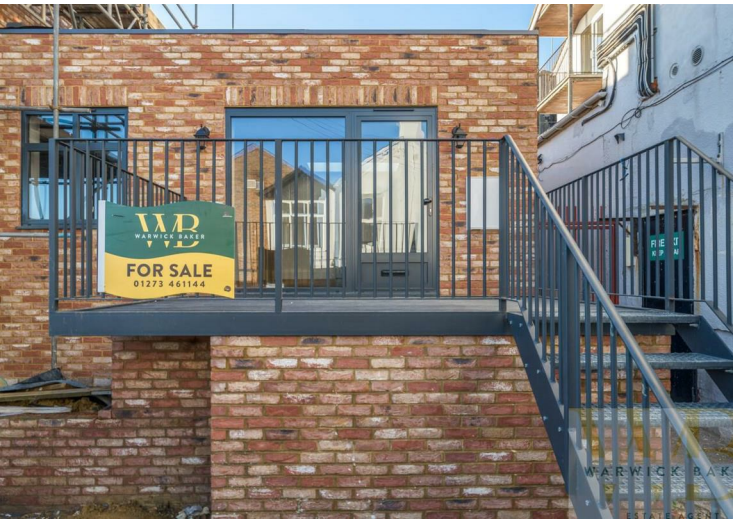
Being fully tiled comprising floating vanity unit with inset wash hand basin and contemporary style mixer tap, pull out drwer under, mirrored medicine cabinet over, low level wc, heated hand towel rail, tiled flooring, canopied roof light, step in fully tiled shower cubicle with wall mounted independent shower unit with rainfall style shower head and separate shower attachment, glass shower screen.

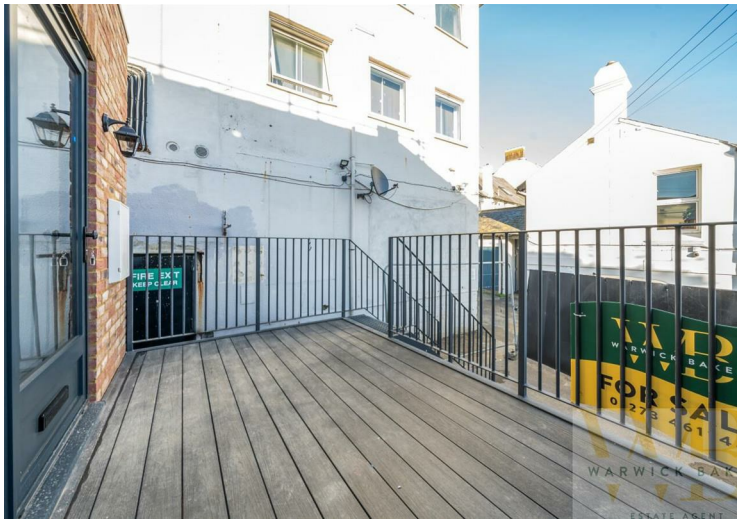
FRONT BALCONY

10'9" x 10'9" (3.30 x 3.30)

Having an easterly/southerly aspect, laid to decking enclosed by steel hand rail and balustrade with views of The River Adur.

(ALSO INCLUDED FRONT FENCED PATIO AREA, AND SIDE STORAGE AREA)



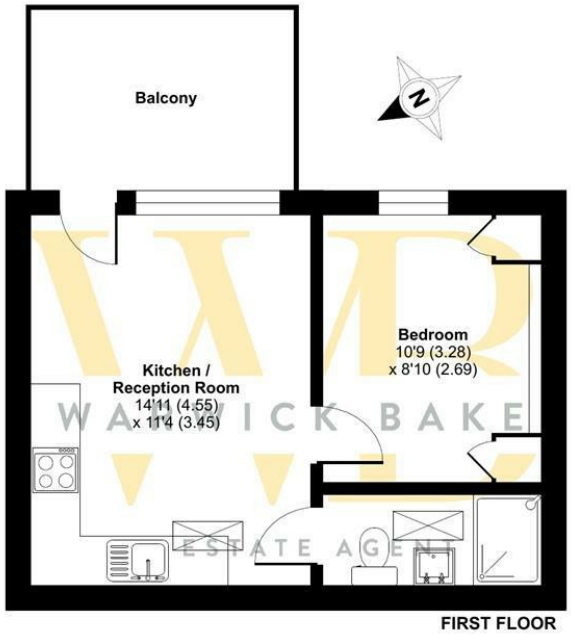


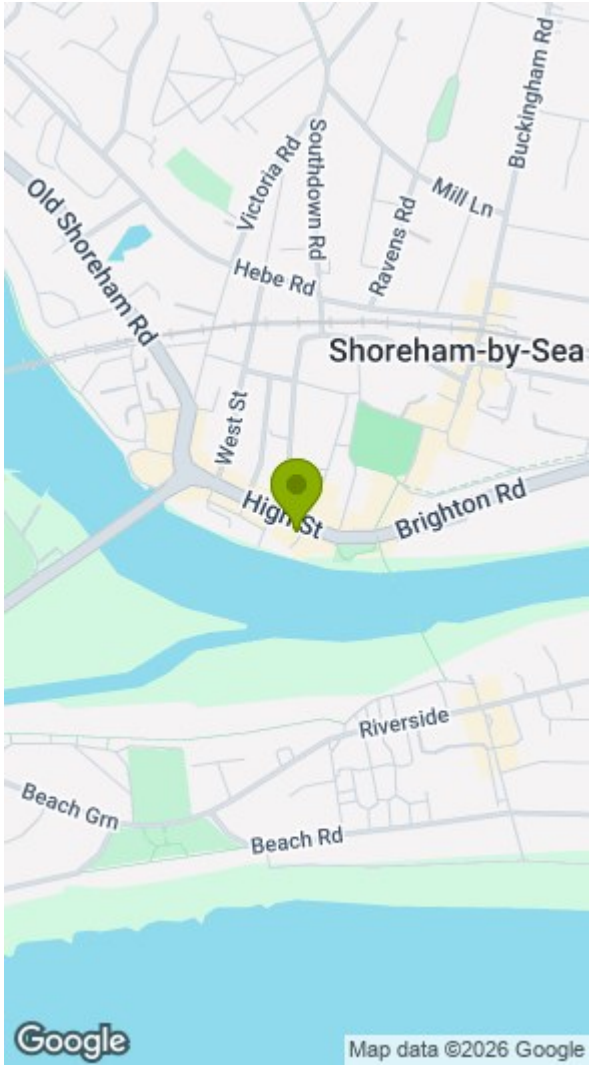


High Street, Shoreham-by-Sea, BN43

Approximate Area = 310 sq ft / 28.8 sq m

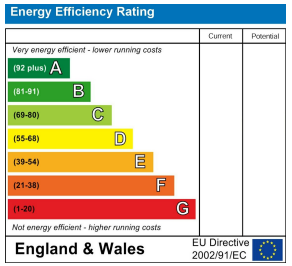
For identification only - Not to scale

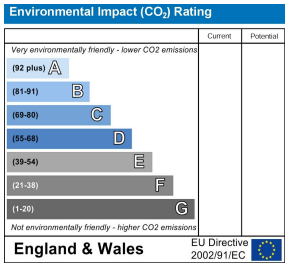




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1197013





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

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