

1 Rope Walk | | Shoreham-By-Sea | BN43 5WW

WARWICK BAKER
ESTATE AGENT







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£425,000

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Warwick Baker Estate Agents proudly presents an exceptional opportunity to acquire a rare end-of-terrace house, perfectly positioned in the vibrant heart of the town centre. Located just 800 metres from the local railway station, you can reach London Victoria in a swift 80 minutes. With Shoreham town centre only 500 metres away, you'll enjoy a rich array of shops, restaurants, and bars right at your doorstep.

Step inside to discover an impressive 10-foot entrance hall that welcomes you into a thoughtfully designed layout. The property boasts three well-proportioned bedrooms, a spacious 17-foot lounge ideal for relaxation and entertaining, and a charming conservatory that brings the outdoors in. The 10-foot kitchen/diner is perfect for family meals, while the ground floor cloakroom adds convenience. A fully tiled family bathroom completes the interior, ensuring style and functionality.

- ENTRANCE HALL
- GROUND FLOOR CLOAKROOM
- IDEAL FAMILY HOME
- THREE BEDROOMS
- FULLY TILED FAMILY BATHROOM
- NO UPWARD CHAIN
- 17' LOUNGE + CONSERVATORY
- 25' REAR GARDEN
- 10' KITCHEN/DINER
- PRIVATE OFF ROAD PARKING AREA

Part frosted double glazed front door leading to:

ENTRANCE HALL
10'7" in length (3.24 in length)
Single panel radiator with shelf over, panel giving access to electric trip switches.

Frosted glazed Georgian style door off entrance hall to:

LOUNGE
17'6" x 11'8" (5.35 x 3.58)
Two sets of wood framed double glazed windows to the rear, single panel radiator with shelf over, door giving access to under stairs storage cupboard.

Part double glazed door giving access to:

CONSERVATORY
9'2" x 8'7" (2.80 x 2.63)
Being fully double glazed, lofted double glazed roof space, tiled flooring.

Frosted glazed Georgian style door off entrance h

KITCHEN/DINER
10'8" x 9'8" (3.27 x 2.96)
Comprising 1 1/4 UPVC sink unit with mixer tap, inset into granite effect work top, drawer and cupboards under, space and plumbing for washing machine and dishwasher to the side, tiled splash back, ' wall mounted ' VAILLANT ' gas fired combination boiler to the side, adjacent matching work top with inset ' MOFFATT ' four ring gas hob, ' SIEMENS ' electric oven under, drawer and cupboards to the side, space for fridge to the side, tiled splash back, complimented by matching wall units over, integrated extractor hood, further range of high level wall units to the side, single panel radiator, tiled flooring, double glazed windows to the front having a favoured southerly aspect, spot lighting.

Door off entrance hall to:

CLOAKROOM
Comprising low level wc, corner wall mounted wash hand basin with hot and cold taps, tiled splash back, single panel radiator, vinyl flooring, frosted double glazed window.

Turning staircase up from entrance hall to:

LANDING
Door giving access to storage cupboard, access to loft storage space.

Door off landing to:

BEDROOM 1
10'7" x 9'8" (3.24 x 2.96)
Double glazed windows to the front having a favoured southerly aspect, single panel radiator with shelf over, built in double sliding doored wardrobe with hanging and shelving space.

Door off landing to:

BEDROOM 2
10'9" x 9'9" (3.28 x 2.98)
Wood framed double glazed windows to the rear, single panel radiator, built in double sliding doored wardrobe with hanging and shelving space.

Door off landing to:

BEDROOM 3
6'7" x 6'4" (2.01 x 1.94)
Wood framed double glazed windows to the rear, single panel radiator.

Door off landing to:

FAMILY BATHROOM
Being fully tiled, comprising panel bath with twin hand grips, mixer tap with separate shower attachment, glass shower screen, pedestal wash hand basin with hot and cold taps, low level wc, single panel radiator, vinyl flooring, frosted double glazed windows, extractor fan.

Double glazed door off conservatory to:

REAR GARDEN
25'7" x 20'0" (7.80 x 6.11)
Laid to brick patio, raised brick flower bed, side passageway to the front area, all enclosed by high walls and fencing.

PRIVATE PARKING AREA TO THE FRONT







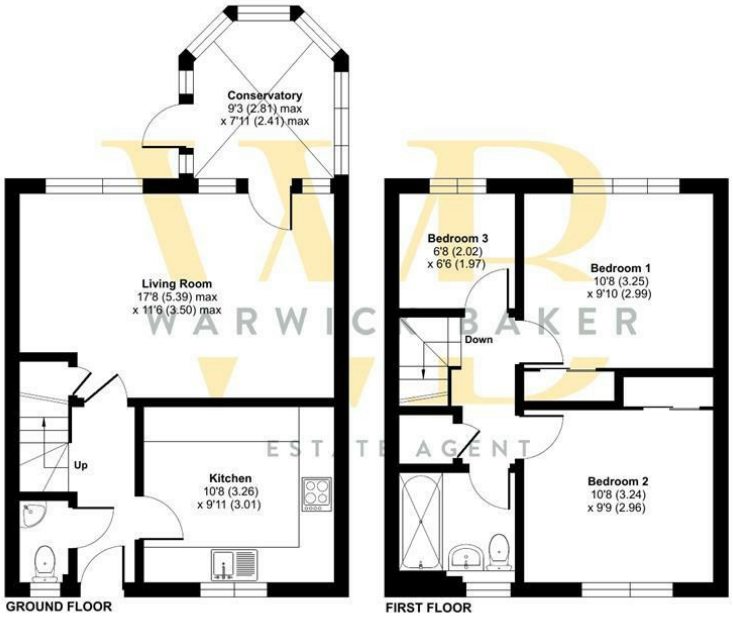




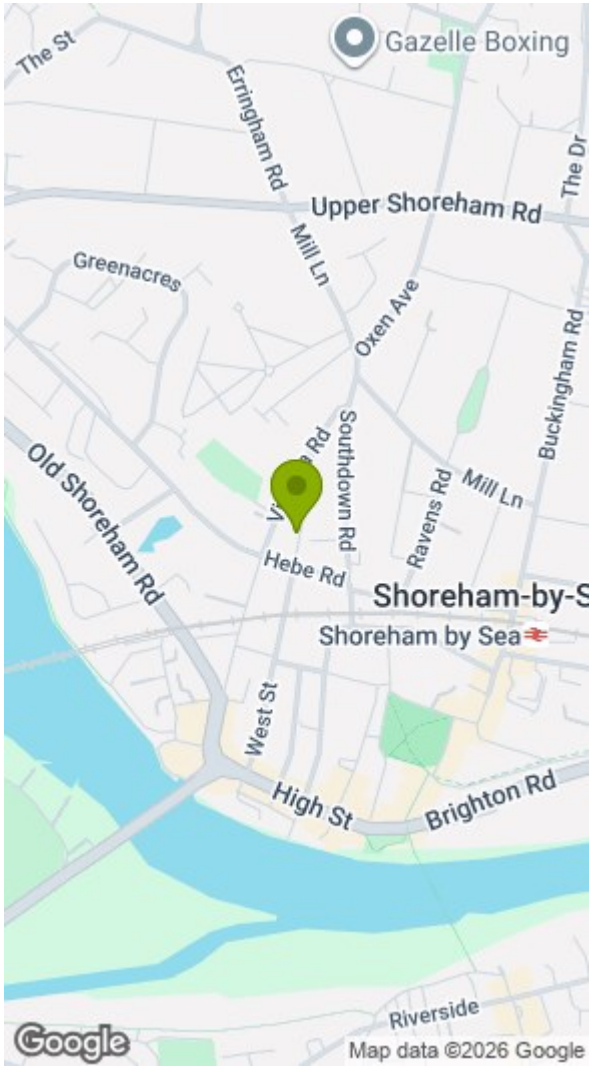
Rope Walk, Shoreham-by-Sea, BN43

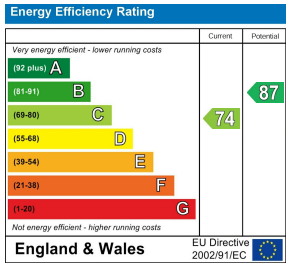
Approximate Area = 844 sq ft / 78.4 sq m

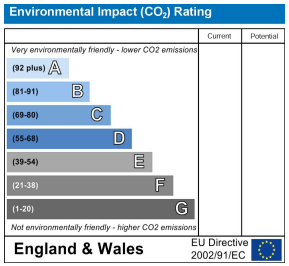
For identification only - Not to scale



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: 1355079







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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