



Queens Place, Shoreham by Sea, BN43 5AA
Asking Price £475,000

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The Property

This lovely extended cottage has been refurbished and updated throughout over the last 3 - 4 years and now offers a really comfortable well kept space.

There is a through lounge / diner with bay window, feature fireplace and window to the rear looking out to the garden. From the hallway you can access the cellar with light and power, providing really handy storage space. The hallway leads through to a modern kitchen that was re fitted in 2021 and has a side door to the rear garden. The rear of the property has been extended to create an additional bedroom / workspace with a re fitted shower room and W.C. that was updated in 2023, there is also access to the garden via the patio doors.

The half landing on the first floor leads on to a large family bathroom with bath and separate shower cubicle which was refitted in 2021. On the first floor landing there is access to the loft space with pull down ladder and mains lighting.

There are 2 double bedrooms with the main bedroom having fitted wardrobes to both sides of the chimney breast and a lovely bay window. The 2nd bedroom looks out over the rear garden.

There is an attractive enclosed front garden with various plants, trees and shrubs and pathway to the front door. The rear garden is laid to patio with a long side return. Rear access is provided through a covered alleyway to the side of the property.

This property is offered for sale in great order throughout, the electrics were updated in 2020 / 2021 and a new combi boiler and complete heating system were also installed at the same time.

The Location

Queens Place is a charming and picturesque residential neighbourhood, known for its peaceful atmosphere and convenient location within easy walking to Shoreham mainline railway station. The area is characterized by a mix of traditional and modern architecture, with well-maintained houses and gardens lining the streets. Residents of Queens Place enjoy a sense of community, and a welcoming neighbourhood.

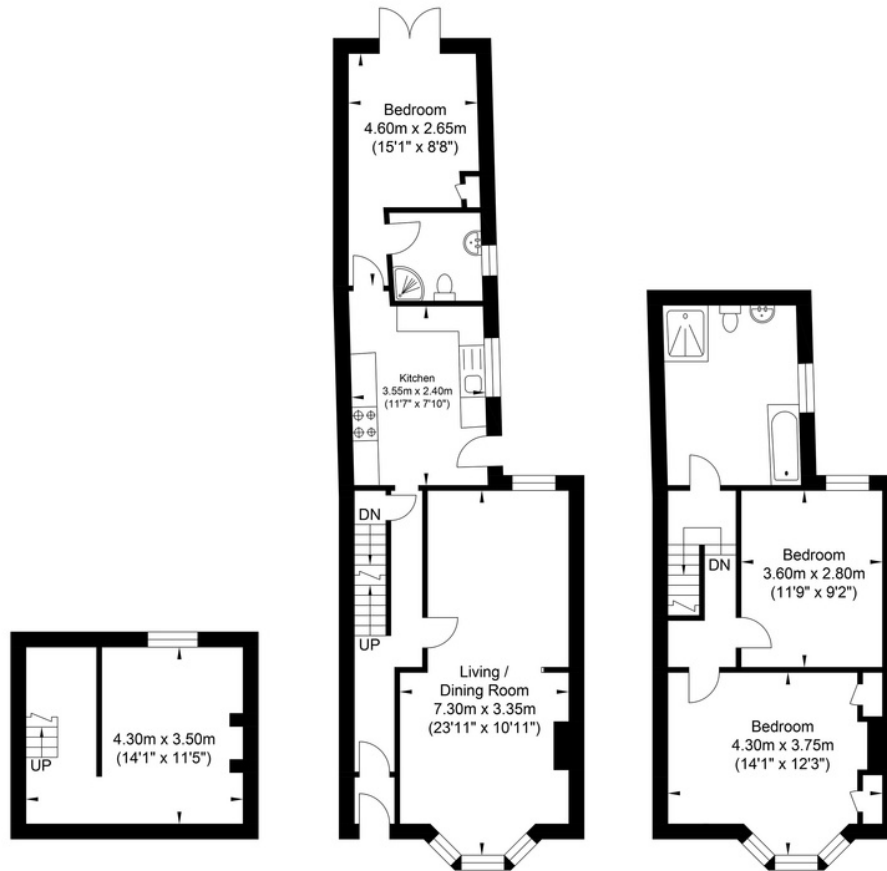
The town of Shoreham by Sea itself is situated on the Sussex coast and boasts a rich maritime history. The area is known for its scenic views of the River Adur and the English Channel. Queens Place is likely to provide easy access to local amenities, including shops, schools, and parks, making it a desirable location for those seeking a balance between suburban tranquility and urban convenience.

The nearby Shoreham Beach, a popular destination, offers residents the opportunity to enjoy seaside walks and take in the fresh sea air. The town is well-connected, with good transportation links, including a railway station and easy access to major roads.

Overall, Queens Place is likely to appeal to individuals, couples or families seeking a welcoming and well-connected community, with the added benefit of proximity to the coast and local amenities a short walk away.



Queens Place, Shoreham-by-Sea



Lower Ground Floor
Approximate Floor Area
161.99 sq ft
15.05 sq m

Ground Floor
Approximate Floor Area
559.29 sq ft
(51.96 sq m)

First Floor
Approximate Floor Area
411.39 sq ft
(38.22 sq m)

Approximate Gross Internal Area = 105.23 sq m / 1132.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes	Score	Energy rating	Current	Potential
Tenure - Freehold	92+	A		
	81-91	B		
	69-80	C		
	55-68	D	63 D	80 C
	39-54	E		
	21-38	F		
	1-20	G		



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