



Queens Place, Shoreham by Sea, West Sussex, BN43 5AA
Guide Price £450,000

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The Property & Area

Nestled in the heart of Shoreham-By-Sea, this well-presented Victorian two-bedroom property offers a blend of period charm and modern convenience. Ideally located just a four-minute walk from Shoreham Mainline Railway Station and the town centre, this home is perfect for commuters and those seeking a peaceful yet connected lifestyle.

Upon entering, you are greeted by a spacious lounge diner featuring a striking bay window that floods the room with natural light in the morning and a rear window giving light in the evening. A wood burner serves as the focal point, adding warmth and character to the space. This room offers ample space for both relaxing and entertaining.

The west-facing kitchen is a bright and functional space, offering direct access to the rear garden. Its layout is designed for convenience, with plenty of worktop and storage space to meet your culinary needs. From the hallway there is a door and staircase leading to a cellar, presenting a functional storage solution.

Upstairs, the principal bedroom boasts fitted storage and offers sufficient space to consider the addition of an en-suite shower room, subject to necessary permissions. The second bedroom is also a good-sized double, making it versatile for use as a guest room, home office, or additional living space. A generously proportioned bathroom completes the first-floor accommodation, featuring a well-thought-out layout and quality fixtures.

The charm of this property extends outdoors to an attractive walled west-facing rear garden. The garden is perfect for alfresco dining or relaxing in the sun and benefits from a convenient side access gate, making it practical for gardening or bringing in bicycles.

Externally, the house retains classic Victorian features, including double-glazed sash windows at the front, blending traditional aesthetics with modern efficiency.

This property represents a rare opportunity to own a home that balances period character with modern amenities, all within a short stroll of Shoreham's excellent transport links and vibrant town centre.

Call us on 01273 661 577 for more information or to arrange a viewing.

Material Information

Tenure - Freehold

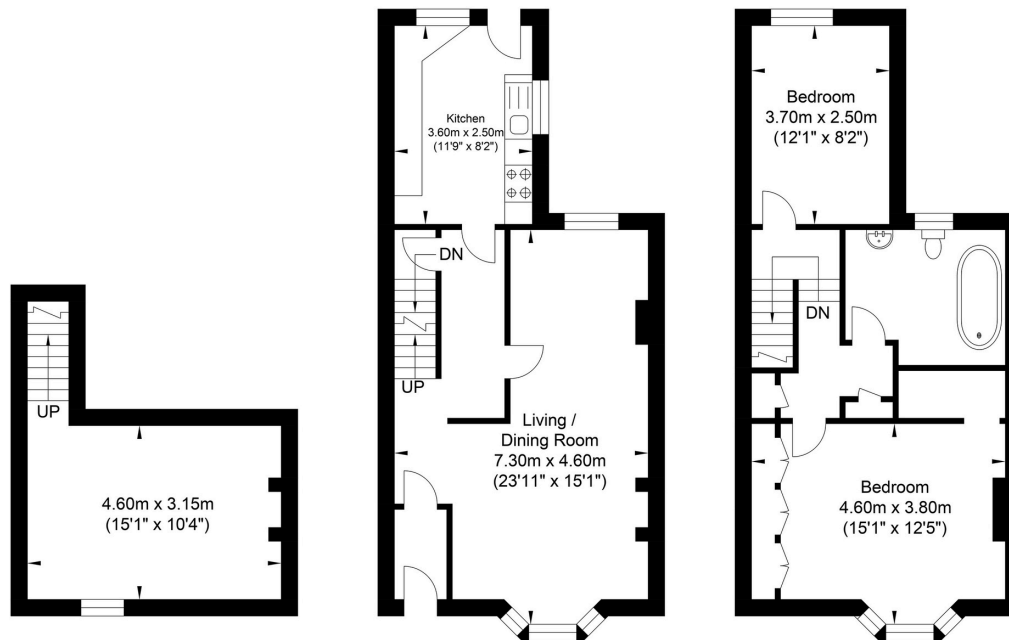
Council Tax Band - C

EPC - D / 66



Floorplan

Queens Place, Shoreham-by-Sea



Lower Ground Floor
Approximate Floor Area
174.16 sq ft
(16.18 sq m)

Ground Floor
Approximate Floor Area
437.66 sq ft
(40.66 sq m)

First Floor
Approximate Floor Area
437.66 sq ft
(40.66 sq m)



Approximate Gross Internal Area = 97.50 sq m / 1049.48 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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