

41 Queens Place, Shoreham by sea, BN43 5AA
Guide Price £535,000

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The Property & Area

Welcome to 'Captains Cottage' on Queens Place.

Queens Place is a characterful Victorian terrace within the Shoreham-by-Sea Conservation Area, just a few minutes from the town centre and mainline railway station. Known for its bay-fronted façades and period charm, the street offers a quiet, established setting in the heart of town, with shops, cafés, the river and coastal walks all close by.

The ground floor features a generous through lounge/dining room with bay window, providing lots of space. This area flows seamlessly, creating a versatile, cosy living environment. The modern kitchen to the rear offers contemporary fittings and access to the garden via french style patio doors.

Arranged over three floors, this gorgeous home provides flexible living accommodation. The first floor hosts two bedrooms and a superb family bathroom, which has been tastefully updated to include a free standing bath, separate shower and the ceiling height increased. A notable feature of this property is the converted loft room on the second floor, which serves as a spare room, or office, offering additional space and privacy. You will find velux windows to the front and rear bringing in lots of natural light, making it a lovely addition to the house.

The outside of the property is equally attractive. The landscaped rear garden provides a lovely outdoor space, complete with established olive and apple trees, plus rear access for added convenience.

The frontage has a beautiful period look with wisteria, and fits in perfectly with Queens Place and its fantastic reputation. The garden is perfect for families or those who just appreciate private outdoor space.

This beautiful home combines period charm with modern comforts, making it move-in ready in a prime Shoreham location. Its proximity to the train station and town centre offers a balanced lifestyle. This house is an ideal location for those seeking a well-connected and comfortable home.

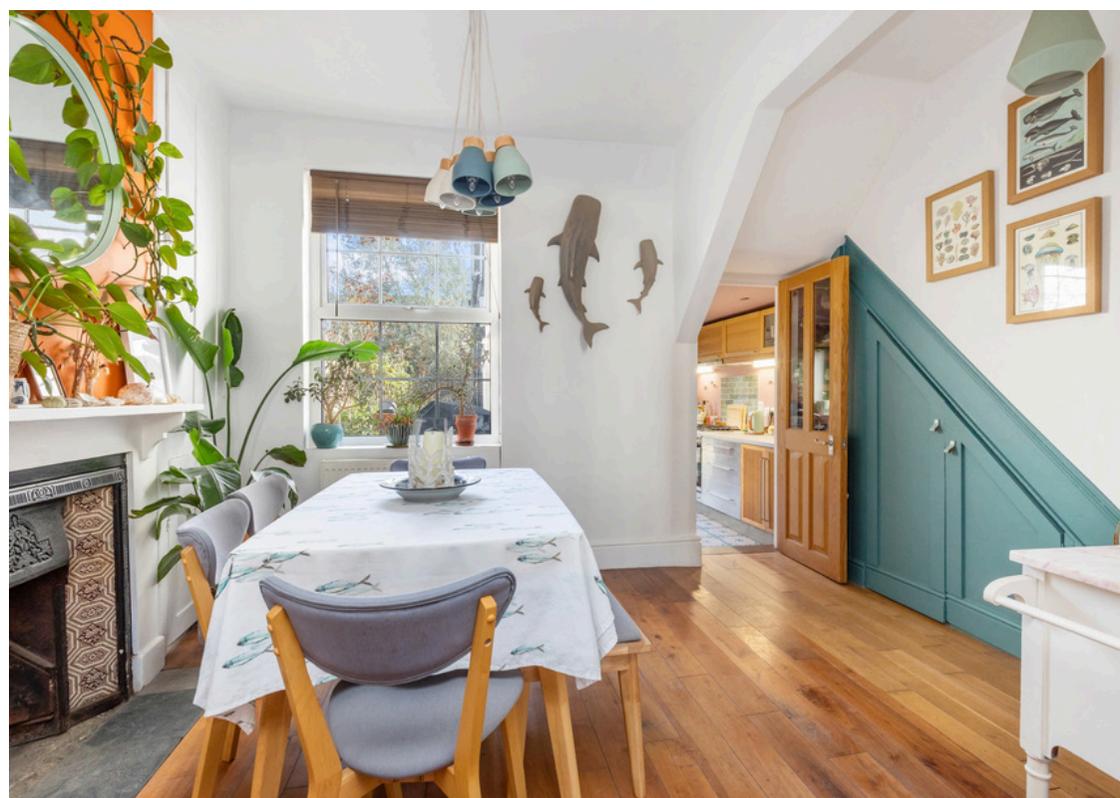
To book your viewing, give us a call on 01273 661577

Material Information:

Tenure: Freehold

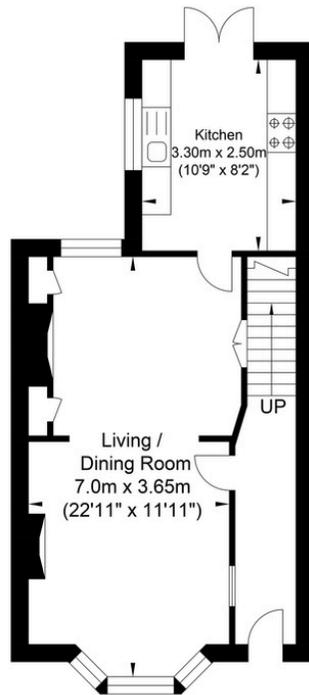
Council Tax: C

EPC: C76

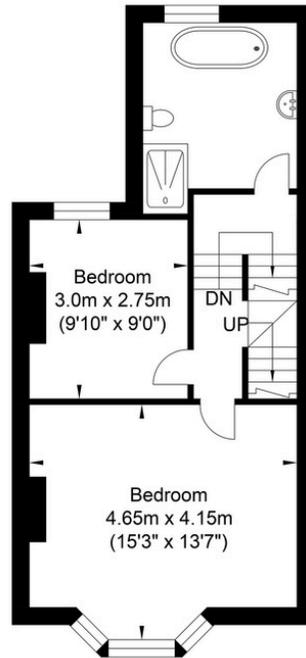


Floorplan

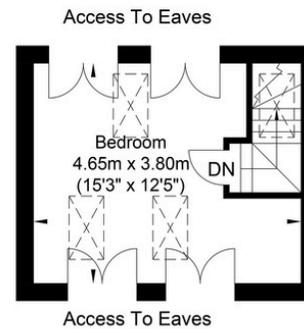
Queen's Place, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
443.15 sq ft
(41.17 sq m)



First Floor
Approximate Floor Area
443.15 sq ft
(41.17 sq m)

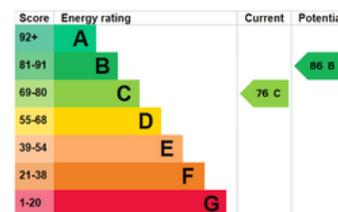


Second Floor
Approximate Floor Area
190.19 sq ft
(17.67 sq m)



Approximate Gross Internal Area = 100.01 sq m / 1076.49 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate



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Shoreham Property Hub
01273 661 577

6 Brunswick Road, Shoreham BN43 5WB
www.oakleyproperty.com
shoreham@oakleyproperty.com

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Property tour



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