



Queens Place | Shoreham by Sea | BN43 5AA

Offers Over £500,000



We are delighted to offer for sale this well extended three bedroom mid terraced period property arranged over three floors situated in this sought after central Shoreham location.



Key Features

- Basement Area (Ideal For Storage Space)
- Ground Floor Wc
- Conservatory
- Lounge Through Dining Room
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Two Storey Extension
- No Ongoing Chain



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Pvcu double glazed door through to:-

ENTRANCE PORCH Comprising recessed shelving, wall mounted cupboard housing electric meter, door to:-

SPACIOUS ENTRANCE HALL Comprising window, radiator, door leading down to basement area.

BASEMENT AREA Comprising wall mounted gas meter, recessed shelving, separate storage space with additional understairs storage space, window.

OPEN PLAN LOUNGE South/East aspect. Comprising pvcu double glazed bay window with fitted blinds, radiator, feature original working fireplace with tiled inserts and hearth, opening to:-

OPEN PLAN DINING ROOM North/West aspect. Comprising pvcu double glazed window with fitted roller blind, radiator, window.

EXTENDED KITCHEN/BREAKFAST ROOM North/East aspect. Comprising pvcu double glazed bay window with seating, radiator, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset four ring gas hob with extractor fan over, inset one and a half bowl sink unit with mixer tap, matching integrated electric oven/cooker, provision for washing machine and dishwasher, cupboard housing factory lagged hot water tank, sunken spotlights.

TRIPLE ASPECT CONSERVATORY North, West and East aspect. Comprising pvcu double glazed windows, fitted blinds, tiled flooring, two pvcu double glazed doors out to West facing garden and East facing courtyard.

GROUND FLOOR WC Comprising obscure glass pvcu double glazed window, wall mounted gas boiler, low flush wc, hand wash basin, wall mounted heated towel rail, tiled flooring.

FIRST FLOOR SPLIT LEVEL LANDING Comprising loft hatch access, fitted cupboard with slatted shelving.

BEDROOM ONE South/East aspect. Comprising pvcu double glazed bay window with fitted blinds, radiator, built in wardrobes with hanging rail and shelving.

BEDROOM TWO North/West aspect. Comprising pvcu double glazed window with fitted roller blind, radiator, laminate flooring, hand wash basin with splashback and wall mounted light, fitted wardrobe with hanging rail and eye level cupboard.

BEDROOM THREE North/West aspect. Comprising pvcu double glazed window with fitted blind, radiator, built in wardrobes with hanging rail and shelving.

MODERN BATHROOM Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin with vanity unit below, panel enclosed bath with shower attachment over, two grab rails, sunken spotlights, wall mounted towel rail, fitted eye level cupboards with LED lighting, fully tiled walls, loft hatch access.

EXTERNAL

PRIVATE FRONT GARDEN Paved walkway onto paved area having various mature shrub, tree and plant borders, wall mounted light

REAR GARDEN

East facing courtyard being paved and wall enclosed.

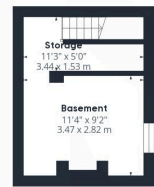
West facing garden having large block paved area having various shrub and plant borders, gate to rear access, wall enclosed.

LOCATION

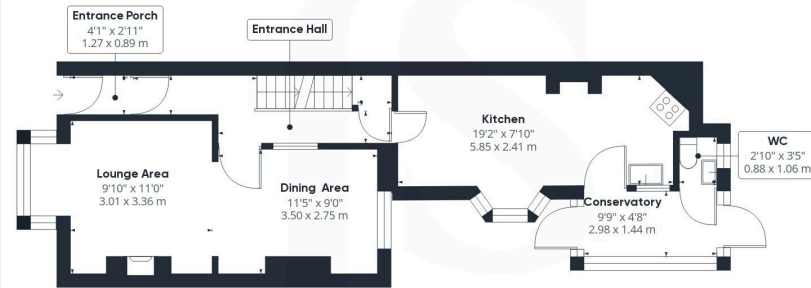
Conveniently situated within a minute or two of Shoreham mainline railway station and the Town Centre with its comprehensive shopping facilities, health centre and library which are all just a short walk away. There is a footbridge at the end of East Street over the River Adur to Shoreham Beach, and pleasant walks and rides nearby over the South Down or up the Adur Valley.



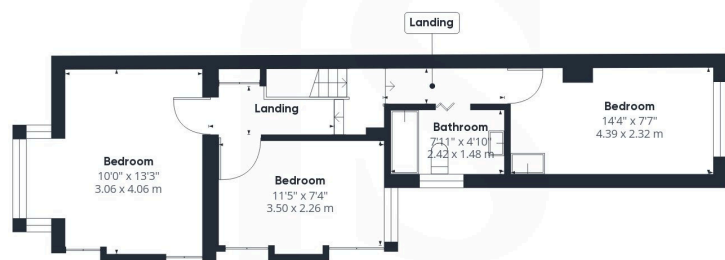
To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾

1163.25 ft²
108.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 1055 sqft)

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.