

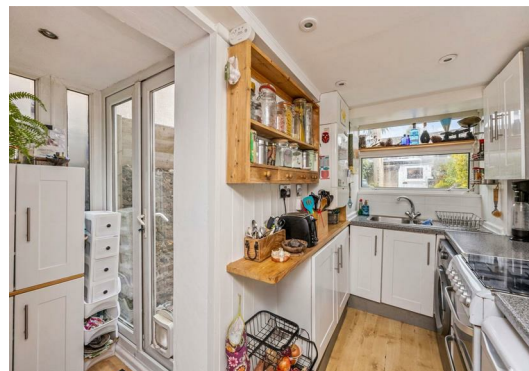
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Company Registration No: 11397540



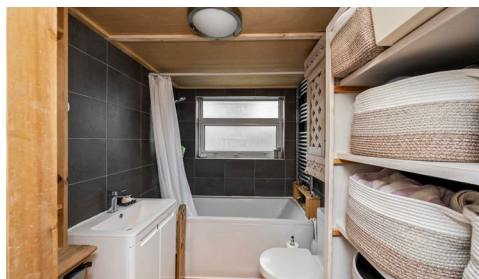
32 Ship Street Shoreham-By-Sea BN43 5DH

Weatherills are delighted to present this fabulous and quirky former fisherman's cottage, full of period charm. The property boasts a lovely garden with a workshop and is ideally located close to Shoreham Station and the town's historic centre.



Asking Price £375,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

The accommodation briefly comprises:
2 BEDROOMS, LOFT ROOM, A
BATHROOM, A LARGE THROUGH
LOUNGE/DINING ROOM AND A
KITCHEN.

The property features a pretty rear
patio garden with a built-in seating area
and a WORKSHOP at the end.

The property offers useful storage, gas
central heating, and is within walking
distance of Shoreham's town centre
amenities, including shops, cafés, and
restaurants. Local schools, bus
services, and Shoreham Station are
also easily accessible.

- AN IMPRESSIVE FORMER FISHERMAN'S COTTAGE
- 2 BEDROOMS AND A LOFT ROOM
- MODERN BATHROOM WITH WHITE SUITE
- A LARGE THROUGH LOUNGE/DINING ROOM
- A KITCHEN
- A LOVELY PATIO GARDEN COMPLETE WITH WORKSHOP

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



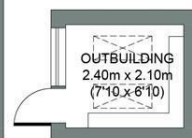
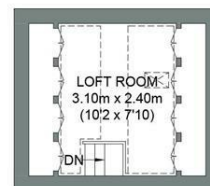
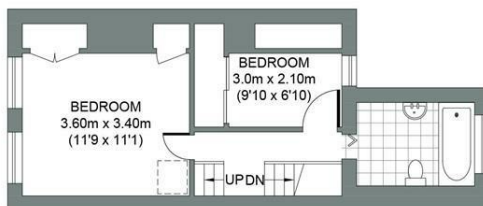
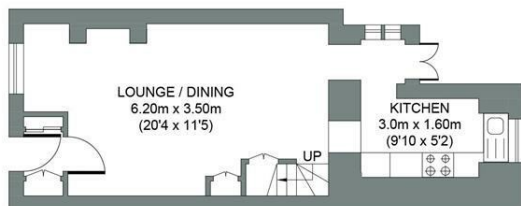
Floor plans

GROUND FLOOR
Approximate Gross Internal Area
29.42 sq m / 316.67 sq ft

FIRST FLOOR
Approximate Gross Internal Area
27.34 sq m / 294.28 sq ft

SECOND FLOOR
Approximate Gross Internal Area
7.44 sq m / 80.08 sq ft

OUTBUILDING
Approximate Gross Internal Area
5.04 sq m / 54.25 sq ft



SHIP STREET

Total Area (Excluding Outbuilding) : 64.2m² = 691.03ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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