



West Street, Shorehamby Sea, West Sussex, BN43 5WG
Offers Over £325,000

West Street, Shoreham by Sea, West Sussex, BN43 5WG

The Property & Area

Nestled in the heart of Shoreham-By-Sea, this charming Grade II listed cottage on West Street presents a unique opportunity for those seeking a characterful home with immense potential. This extended property boasts 2/3 bedrooms, a bathroom, and a versatile reception space, all within a stone's throw of the vibrant High Street and just half a mile from Shoreham Railway Station.

Upon entering, you are greeted by an inviting open-plan lounge, kitchen, and dining area, forming the social hub of the home. This space offers a fantastic foundation for contemporary living, allowing for seamless interaction whether you're entertaining guests or enjoying a quiet evening in. The kitchen, while functional, provides an exciting canvas for a buyer to infuse their personal style and create a bespoke culinary environment. Adjacent to this, the ground floor benefits from a shower room & W.C.

On the first floor, you will find the principle bedroom, a comfortable space complete with fitted wardrobes, offering ample storage solutions. What was formerly a second bedroom on this floor has been thoughtfully re-purposed into a superb open space which could be re-instated as a bedroom, this flexible area is ideal for those working from home, providing a dedicated and inspiring environment, or could easily be reconfigured to suit individual needs, perhaps as a snug or a creative studio. The property's unique layout continues with a second bedroom cleverly situated within the loft extension, offering a private space away from the main living areas.

One of the property's most appealing features is its attractive private rear garden. This outdoor space provides a tranquil escape from the hustle and bustle of the town centre, perfect for al fresco dining, gardening, or simply relaxing with a book. Despite its central location, the garden offers a surprising degree of seclusion, making it a relaxing urban space.

Location is paramount, and this cottage excels in that regard. Situated just a few steps from Shoreham High Street, residents will enjoy immediate access to an array of independent shops, cafes, restaurants, and local amenities. The proximity to Shoreham Railway Station, approximately half a mile away, ensures excellent connectivity for commuters, with direct links to Brighton, Worthing, and London. The beautiful River Adur and the stunning South Downs National Park are also within easy reach, offering abundant opportunities for outdoor pursuits.

While this delightful cottage retains much of its original charm, it would undoubtedly benefit from updating throughout. This presents a fantastic opportunity for a buyer to modernise and personalise the interiors, transforming it into a fantastic home tailored to their tastes. The Grade II listing ensures the preservation of its historical character, adding to its unique appeal.

This extended 2/3 bedroom cottage offers a rare blend of historical charm, practical living spaces, and an unbeatable location, all awaiting a new owner to unlock its full potential. Early viewing is highly recommended to appreciate all that this unique Shoreham town centre home has to offer. Call our Shoreham office on 01273 661 577 for more information or to book a viewing.

Material Information

Tenure - Freehold

Council Tax -

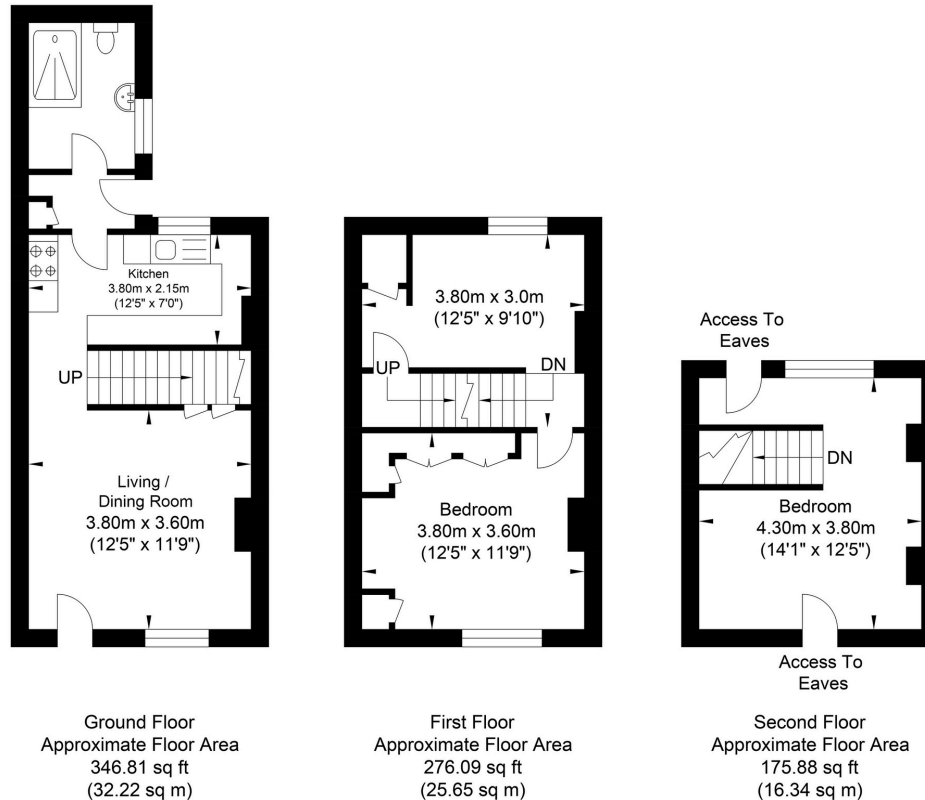
EPC Rating

Additional Info - Grade 2 Listed Building



Floorplan

West Street, Shoreham-by-Sea



Approximate Gross Internal Area = 74.21 sq m / 798.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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