



## Queens Place, Shoreham by Sea

Guide Price **£450,000**



**Property Type:** Terraced House

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** C

- Town Centre Location
- Shoreham Station Within A Short Walk
- Rear Access
- Lounge/Diner
- Good School Catchment Area
- Period Property
- On Level Ground
- Modern Family Bathroom

We are delighted to offer for sale this charming two bedroom period property arranged over three floors with useful basement area.

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.





Stained glass solid wood front door through to :-

**ENTRANCE HALL** Comprising original wood flooring, decorative archway with Corbel moldings and single light fitting, radiator, understairs storage cupboard with stairs leading to Basement Studio/Utility.

**OPEN PLAN LOUNGE** East aspect. Comprising pvcu double glazed bay windows, original wood flooring, feature fireplace with attractive ornate surround and stone hearth. Recessed shelving, radiator, light fitting.

**RECEPTION ROOM** West aspect. Comprising pvcu double glazed window, original wood flooring, radiator, recessed shelving, single light fitting.

**DINING ROOM** North aspect. Comprising pvcu double glazed window, wooden door leading out onto sun trap rear garden, solid wood work surface with cupboards below, further built in cupboards, space and provision for fridge/freezer, original wood flooring, single light fitting, radiator.

**DUAL ASPECT KITCHEN** West and North aspect. Comprising pvcu double glazed windows, solid oak worksurfaces with cupboards below, inset butler sink with mixer tap and integrated drainer, space and provision for cooker, wall mounted Worcester combination boiler, single light fitting with directable spotlights, part tiled walls.

**BASEMENT STUDIO/UTILITY** Accessed via stairs in understairs cupboard.

Utility Space :- Comprising space and plumbing for washing machine and dryer, wall mounted fuse board and meters, vinyl flooring.

Studio/Office Space: Comprising single glazed window with extractor fan, laminate flooring, lighting, recessed shelving, recessed fireplace with shelving.

**SPLIT LEVEL FIRST FLOOR LANDING** Comprising laminate flooring, two hatches to separate loft spaces, airing cupboard with shelving, single light fitting.

**BEDROOM ONE** East aspect. Comprising pvcu double glazed bay window with built in seat, radiator, laminate flooring, recessed shelving, single light fitting.

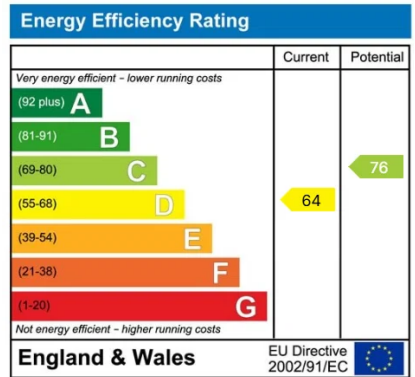
**BEDROOM TWO** West aspect. Comprising pvcu double glazed window, laminate flooring, radiator, built wardrobe cupboard with additional storage over.

**MODERN FITTED BATHROOM** West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with telephone style mixer tap with shower attachment, low flush wc, pedestal hand wash basin, ladder style towel rail, majority tiled walls, feature tiled flooring, built in storage cupboards, ceiling light fitting.

**FRONT GARDEN** Pathway leading to front door, lawn area with block paved surround and flower borders, dwarf wall with ornate fencing and matching gate.

**REAR GARDEN** Laid to pathway with block paved patio area leading onto paved area with flower borders, raised brick built flower bed, outside light, outside tap, being brick and flint wall enclosed.





Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.