



8 West Street | | Shoreham-By-Sea | BN43 5WG

**WB**  
WARWICK BAKER  
ESTATE AGENT





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£399,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE VICTORIAN TERRACED COTTAGE, LOCATED IN THE HEART OF THE TOWN CENTRE. THE COTTAGE BENEFITS FROM TWO DOUBLE BEDROOMS, OCCASIONAL BEDROOM 3 AREA, 12' WEST FACING LOUNGE, 12' KITCHEN, GROUND FLOOR SHOWER ROOM AND 44' SPLIT - LEVEL REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT.

NO UPWARD CHAIN.

- TWO BEDROOMS
- OCCASIONAL BEDROOM 3 AREA
- 12' WEST FACING LOUNGE
- 12' KITCHEN
- GROUND FLOOR SHOWER ROOM
- 44' SPLIT LEVEL REAR GARDEN
- IN NEED OF REFURBISHMENT THROUGHOUT
- NO UPWARD CHAIN



Part frosted glazed front door leading to:

### LOUNGE

**12'7" x 12'0" (3.85 x 3.67)**

With original sash windows to the front having a westerly aspect, feature brick fireplace with tiled mantle, tiled hearth, double panelled radiator, built-in double doored storage cupboard housing electric meter and fuse box, folding louvred door giving access to under-stairs storage cupboard, feature beamed ceiling.

Opening off lounge to:

### KITCHEN

**12'8" x 7'1" (3.88 x 2.17)**

Comprising stainless steel sink unit with hot and cold taps, inset into granite effect worktop, with drawer and storage cupboards under, space and plumbing for washing machine to the side, display shelving over, matching worktop to the side with cupboard under, complemented by matching wall units over, corner end display shelving, further adjacent matching worktop/breakfast bar to the side, drawer and cupboard under, space for fridge and freezer to the side, adjacent matching worktop with inset gas four ring hob, electric oven under, drawers and cupboards to either side, corner end display shelving, tiled splash back, complemented by matching wall units over with corner end display shelving, integrated extractor hood, double panelled radiator,

vinyl flooring, Crittall windows to the rear having an easterly aspect, feature beamed ceiling, spotlighting.

Part frosted glazed door off kitchen to:

### LOBBY

Built-in double doored storage cupboard with shelving, vinyl flooring.

Door off lobby to:

### WET ROOM

Being fully tiled, comprising shower area with built in shower with separate shower attachment, shower seat, hand grip, folding UPVC shower screens, low level wc, wall mounted wash hand basin with contemporary style mixer tap, vinyl flooring, frosted crittall windows, handgrip, double panelled radiator.

Stairs with bannister and spindle and extra handrail up from lounge to:

### SPLIT-LEVEL LANDING

Door giving access to airing cupboard housing gas fired combination boiler, slatted shelving.

Door off landing to:

### BEDROOM 2

**12'6" x 11'11" (3.83 x 3.64)**

Original sash windows to the front having a westerly aspect, two built in double doored

wardrobes with hanging and shelving space, two single doored wardrobes with hanging and shelving space, two double doored storage cupboards over the bed area, single panel radiator.

Opening off landing to:

### OCCASIONAL BEDROOM 3 AREA

**12'8" x 12'9" (3.88 x 3.91)**

Crittall window to the rear having an easterly aspect.

Frosted glazed door off split-level landing leading to turning staircase up to:

### BEDROOM 1

**14'0" x 12'9" (4.29 x 3.91)**

Windows to the rear with an easterly aspect, two sets of sloping ceilings, access to eaves storage space, access to loft storage space.

Part double glazed door off lobby to:

### REAR PATIO AREA

**12'8" x 5'4" (3.88 x 1.65)**

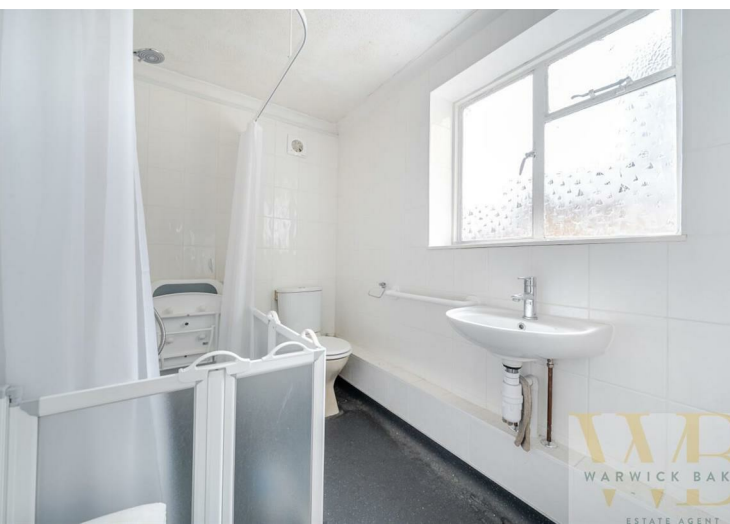
Having an easterly aspect with fence panels.

Three steps up to:

### SPLIT-LEVEL REAR GARDEN

**44'9" x 9'4" (13.66 x 2.87)**

Having an easterly aspect, laid to patio slabs, enclosed by fencing, two steps up to lawned area with two timber built sheds, enclosed by fencing and bungaroosh wall to the rear.



West Street, Shoreham-by-Sea, BN43

Approximate Area = 790 sq ft / 73.3 sq m  
Limited Use Area(s) = 40 sq ft / 3.7 sq m  
Total = 830 sq ft / 77.1 sq m  
For identification only - Not to scale

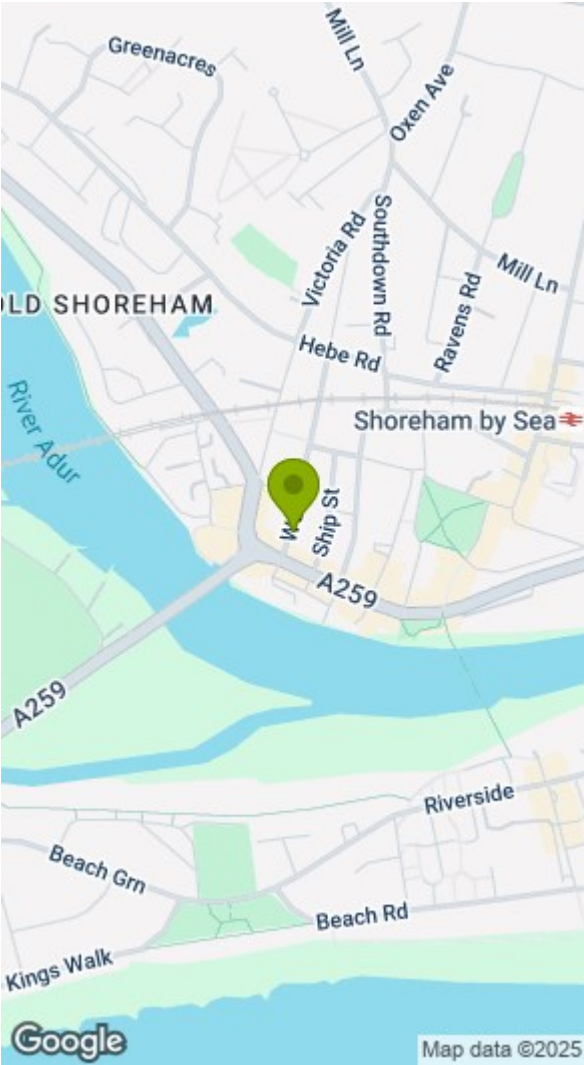
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Warwick Baker Estate Agent Ltd. REF: 1304739 ©richcom 2025.

Disclaimer

- \* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- \* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- \* All measurements are approximate



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	