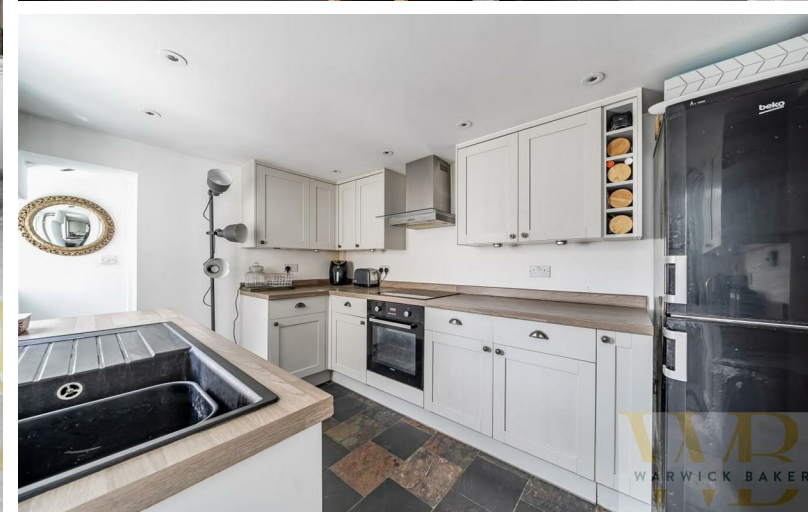




25 Queens Place | | Shoreham-By-Sea | BN43 5AA



ESTATE AGENT



25 Queens Place | | Shoreham-By-Sea | BN43 5AA

£549,950

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE THREE STOREY VICTORIAN TERRACED HOUSE. LOCATED IN THE HEART OF THE TOWN CENTRE, WITHIN 150 METRES OF THE MAINLINE RAILWAY STATION ( LONDON-VICTORIA 80 MINUTES ). THE PROPERTY BENEFITS FROM THREE DOUBLE BEDROOMS, OCCASIONAL BEDROOM 4, 14' LOUNGE, 11' DINING ROOM, 11' KITCHEN, UTILITY ROOM, GROUND FLOOR SHOWER ROOM, FRONT GARDEN AND 22' WEST FACING REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- THREE DOUBLE BEDROOMS
- OCCASIONAL BEDROOM 4
- 14' LOUNGE
- 11' DINING ROOM
- 11' KITCHEN
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- FRONT GARDEN
- 22' WEST FACING REAR GARDEN

Part frosted leaded double glazed front door leading to:

### LOUNGE

14'8" x 12'1" (4.48 x 3.70)

Into bay with double glazed sash windows to the front having an easterly aspect, feature cast iron fireplace, stone hearth, range of built in shelves, laminate wood flooring, double panelled radiator, picture rail.

Opening off lounge to:

### DINING ROOM

11'10" x 9'3" (3.63 x 2.84)

Original sash windows to the rear having a westerly aspect, double panelled radiator, feature recessed arch, range of built in shelves, laminate wood flooring, picture rail.

Two opening off dining room to:

### INNER HALL

11'9" in length (3.60 in length)

Feature arch with two decorative corbels, laminate wood flooring.

Doorway off inner hall to:

### KITCHEN

11'8" x 7'11" (3.58 x 2.42)

Comprising UPVC sink unit with contemporary style mixer tap inset into wood effect worktop, slow closing storage cupboards under, built in integrated dishwasher ( currently not functioning ), matching wood effect back splash, matching adjacent worktop with inset " LAMONA ' four ring electric hob, built in ' LAMONA ' electric oven under, range of slow closing drawers and cupboards to the side, matching wood effect back splash, complimented by matching wall units over with under counter lighting, display wine rack to the side, glass and stainless steel extractor hood, space for tall fridge/freezer to the side, further adjacent matching worktop, slow closing drawer and cupboard under, matching wood effect back splash, complimented by matching wall units over with under counter lighting, tiled flooring, double glazed windows to the side having a favoured southerly aspect. LED downlighting.

Doorway off kitchen to:

### UTILITY ROOM

6'8" x 5'6" (2.04 x 1.70)

Comprising wood effect worktop with space and plumbing for washing machine and tumble dryer under, complimented by matching wall unit over, built in larder style storage cupboard to the side, double glazed windows to the rear having a westerly aspect, tiled flooring, sloping ceiling with double glazed skylight.

Doorway off kitchen to:

### LOBBY

3'4" x 2'4" (1.04 x 0.73)

Double panelled radiator, frosted double glazed windows, tiled flooring, LED downlight.

Door off lobby to:

### SHOWER ROOM

Comprising enamel sink unit with mixer tap, drawer with shelf under, low level wc, heated hand towel rail, tiled flooring, sloping ceiling with ' VELUX ' window, extractor fan, LED down lighting, frosted double glazed windows, step in fully tiled shower cubicle with built in shower, rainfall style shower head, separate shower attachment, sliding shower screen.

Stairs with original bannister and spindles up from inner hall to:

### SPLIT LEVEL LANDING

Part frosted glazed door giving access to storage cupboard, double doored storage cupboard over, access to loft storage space.

Door off split level landing to:

### BEDROOM 1

13'7" x 12'5" (4.15 x 3.81)

Into bay with double glazed windows to the front having an easterly aspect, built in double doored wardrobe with hanging and shelving space, double doored storage cupboard over, single door wardrobe with hanging and shelving space, storage cupboard over, further double doored storage cupboard, display shelf over, single panel radiator, painted

floorboards, picture rail.

Door off split level landing to:

### BEDROOM 2

11'10" x 9'3" (3.61 x 2.84)

Double glazed windows to the rear having a westerly aspect, single panel radiator, built in double doored wardrobe with hanging and shelving space, double doored storage cupboard over, painted floorboards, picture rail.

Part frosted glazed door off split level landing to:

### BEDROOM 3

11'10" x 8'1" (3.62 x 2.47)

Double glazed windows to the rear having a westerly aspect, single panel radiator, built in double doored storage cupboard, double doored storage cupboard over, further built in double doored storage cupboard with display shelving under and over, painted floorboards.

Turning staircase down from inner hall to:

### STORAGE AREA

Door giving access to under stairs storage cupboard, laminate wood flooring, LED lighting.

Doorway off storage area to:

### OCCASIONAL BEDROOM

11'3" x 8'11" (3.45 x 2.74)

Cloaks hanging area, radiator with cover, window offering welled light from above, laminate wood flooring, LED downlighting.

### FRONT GARDEN

14'0" x 13'9" (4.29 x 4.20 )

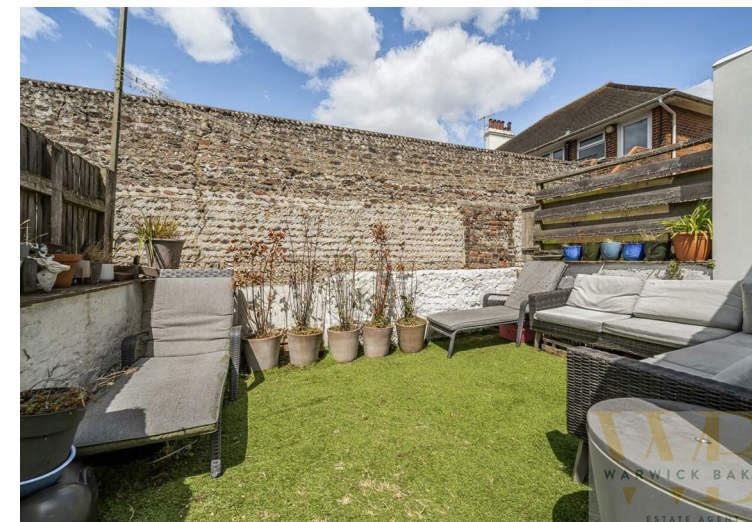
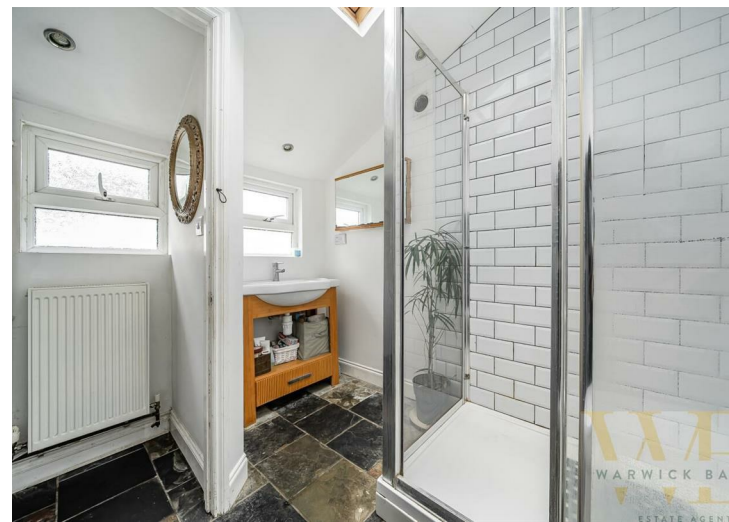
Having an easterly aspect, with raised patio slab area enclosed by shingle border, low wall to the front, brick pathway to the front door.

Part glazed French door off utility room to:

### REAR GARDEN

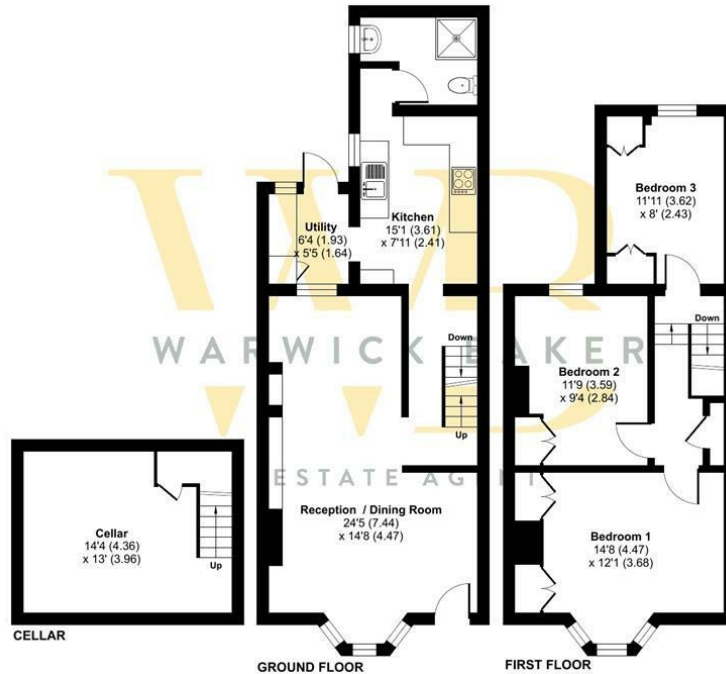
22'11" x 14'7" (7.00 x 4.47)

Being ' L ' shaped, having a westerly aspect, laid to beach pebble and patio slab, step up to astro-turf area, enclosed by walls to three sides.

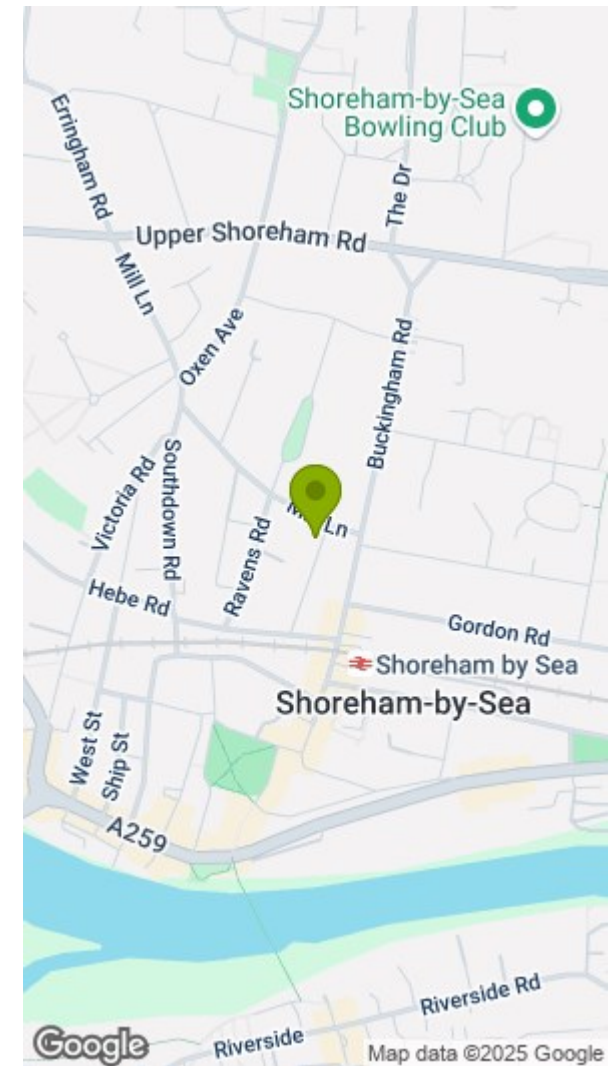


# Queens Place, Shoreham-by-Sea, BN43

Approximate Area = 1147 sq ft / 106.5 sq m  
For identification only - Not to scale



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: 1311443



## 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
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	