



20 Queens Place

Shoreham-by-Sea BN43 5AA

Asking Price Of: £450,000

- CHARMING VICTORIAN PROPERTY
- TWO DOUBLE BEDROOMS
- SPACIOUS FAMILY BATHROOM
- KITCHEN
- BREAKFAST ROOM
- LIVING/DINING ROOM
- SECLUDED REAR GARDEN
- CELLAR

Whitlock and Heaps are delighted to offer for sale this charming Victorian bay fronted property offering good size accommodation including a through living/dining room and kitchen/breakfast room that leads onto the secluded rear garden with rear access. There are two spacious double bedrooms and a family bathroom to the first floor with a useful cellar having heating, power and light. Situated in this most favourable location within walking distance of all local amenities.

ENTRANCE HALL Radiator, stairs to first floor.

LIVING/DINING ROOM Open fireplace with timber surround and mantle, sash bay window, radiator, UPVC double glazed window.

BREAKFAST ROOM Radiator, UPVC double glazed window and door to garden, opening to:-

KITCHEN Incorporating Polycarbonate one and a half bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset 4 ring gas hob, space for fridge and freezer, plumbing for washing machine and dishwasher, tiled walls and floor, UPVC double glazed window and French doors to garden.

CELLAR Radiator, light and power.

FIRST FLOOR

LANDING Hatch to loft space.

BEDROOM 1 Sash bay window, radiator.

BEDROOM 2 Sash window, radiator.

BATHROOM Comprising panelled bath with mixer tap, separate shower, UPVC double glazed window, pedestal wash hand basin, low level w.c., radiator, cupboard housing 'Worcester' gas fired boiler, tiled walls.

OUTSIDE

FRONT GARDEN

REAR GARDEN West facing, low maintenance with gate offering rear access.

QUEENS PLACE

SHOREHAM BY SEA

APPROXIMATE GROSS INTERNAL AREA
1158 sq ft / 107.6 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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