

# West Street

## Shoreham-By-Sea

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AUCTIONS  
COMMERCIAL



## West Street Shoreham-By-Sea



2

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

Guide Price £450,000 - £500,000

A beautiful and charming, double fronted semi detached cottage located within the very heart of Shoreham by Sea and dates back to the 1600's. This unique property offer character throughout including roof beams and inglenook fireplace in the main reception room and is now ready to make it's next chapter.

The ground floor accommodation includes a large reception room that over looks the street and opens up onto a 2nd reception area that offers stairs to the first floor, the conservatory and in turn the kitchen which offers ample storage space and over looks the beautiful rear garden. The brick built conservatory is a fantastic addition and also has windows and door, both over looking and leading out onto the picturesque garden.

The first floor offer a huge amount of landing space and gives access to both bedrooms that are well proportioned with a well positioned family bathroom.

The garden is a real hidden gem, being level and a fantastic size. There is a patio that wraps around to the side with an outside toilet and the extremely useful side access, The remainder is a mature, garden with huge potential and offers an abundance of flower and shrub borders.

West street couldn't be more conveniently located being just a stones throw from the high street that offers a huge selection and variety is local and boutique shops with Shoreham Station that afford access to London, Worthing and surrounding areas just around the corner.







## What the owner says

As a family we have always loved Ramshackle Cottage. Our mother always dreamed of living in a period cottage and our father, who was a highly skilled boatbuilder, sympathetically restored the cottage in the 1980s with great attention to historical accuracy, creating a very comfortable home for them both to enjoy into their retirement.

Our mother, who was a passionate gardener, tended to the garden over all those years. She also used the name of the cottage for her locally renowned business “Ramshackle Bears” selling handmade collectors Teddy Bears locally that she displayed in the front windows of the cottage. We both have very happy memories of Ramshackle Cottage where they were very proud and happy to live.



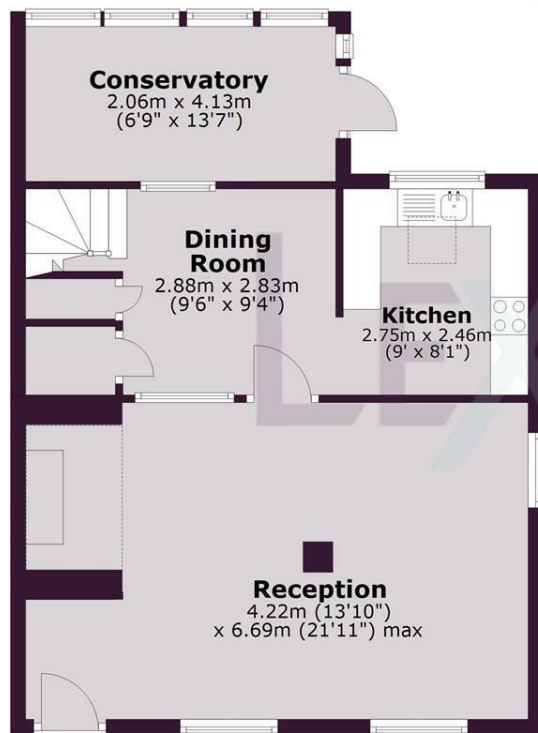
SCAN HERE TO OFFER ON THIS PROPERTY





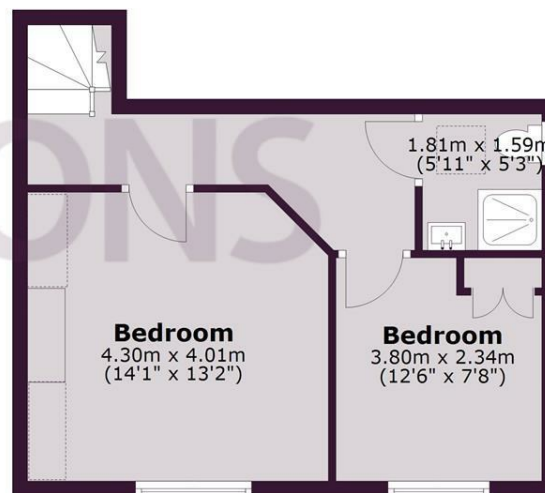
## Ground Floor

Approx. 56.2 sq. metres (605.1 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



Total area: approx. 91.0 sq. metres (979.8 sq. feet)

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