

# West Street

## Shoreham-By-Sea



# West Street Shoreham-By-Sea

£350,000



2

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

FOR SALE BY AUCTION 27th August 2025

This charming double-fronted semi-detached period cottage is located in the very heart of Shoreham-by-Sea and dates back to the 17th Century. This unique property offers character throughout including exposed beams, leaded windowpanes and a large inglenook fireplace in the main reception room. A rare opportunity to acquire this important historic building, which having been restored in the 1980s by its previous owners, is now ready for a new chapter in its history.

The ground floor accommodation includes a large reception room that looks out onto the quiet street and opens up into a second reception room that also leads to the stairs to the first floor, the kitchen and conservatory. The kitchen has ample storage space and is adjacent to the brick built conservatory which gives panoramic views of the large mature garden.

The first floor offers 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 of local and boutique shops as well as The Ropetackle Arts Centre and Shoreham Railway Station that affords easy access to London, Brighton Worthing and surrounding areas is 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.

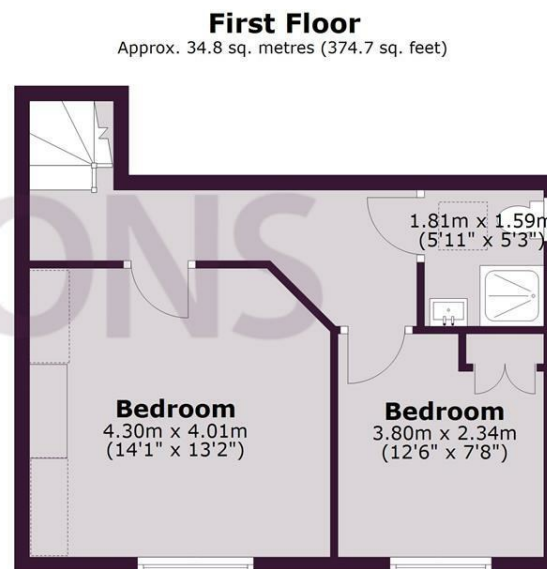
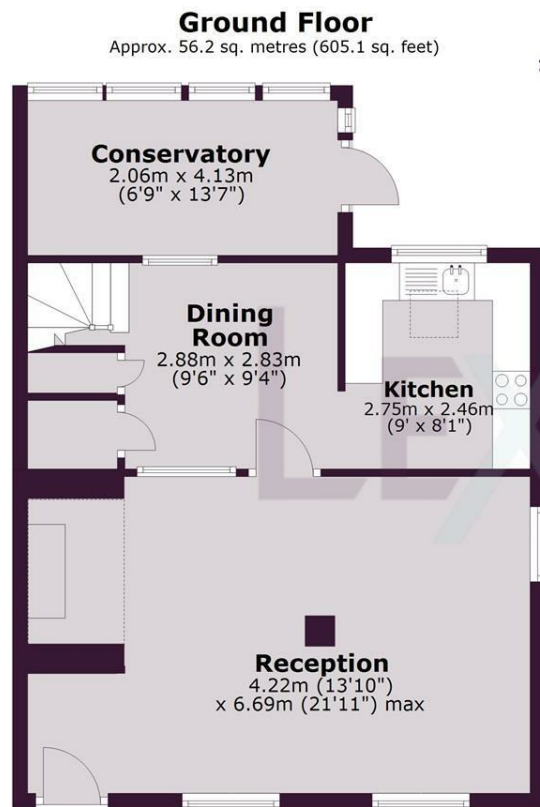
Our mother, who was a passionate gardener, tended to the garden over all those years. She also used the name of the cottage for her locally renowned business “Ramshackle Bears” selling handmade collectors Teddy Bears locally that she displayed in the front windows of the cottage. We both have very happy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



SCAN HERE TO VIEW ALL AUCTION PROPERTIES







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

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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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                     |         |           |