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Buckingham Mews, Shoreham-By-Sea, BN43 6AJ



Offers Over £300,000



- 2 Bedroom Home
- Great Cul-De-Sac Shoreham Location
- Half Mile To Shoreham Railway Station
- Unique Property
- No Onward Chain!
- Would Benefit From Some Updating Throughout
- Former Buckingham House Stables
- Close to Buckingham Park
- Ideal for a Downsizer or investment



## The Property

This unique end of terrace period cottage was formerly the stables for Buckingham House built Circa. 1820. The cottage benefits from entrance hall with a kitchen to one side and lounge to the other, the bathroom and kitchen are on the half landing to the first floor leading up to 2 bedrooms. The property also has a lovely picket fence enclosed front garden.

## The Location

Located in a quiet cul de sac location just off The Drive and Ravensbourne Avenue just North of the Upper Shoreham Road. Shoreham mainline railway station giving direct access to London Victoria is just over half a mile away to the South. Shoreham town centre with its range of popular shops bars and restaurants as well as the doctors surgery, library and community centre in Pond Road are only around 15 minutes walk away. Bike rides along the River Adur can be accessed are a short 5 minute cycle ride away.

## Entrance Porch

Character timber and rendered brick porch with pitched roof. UPVC frosted double glazed door leading to kitchen.

## Kitchen

12' 9" x 8'7 (3.66m 2.74m x 2.62m)  
Comprising of base and eye level units incorporating cupboards and draws, stainless sink and drainer with swan neck tap set into roll top laminated work service. Four ring ceramic hob set into work top with Zanussi electric oven below, filter extractor above. Space for upright fridge freezer, space and plumbing for washing machine, cupboard housing Worcester combination boiler, radiator, wood effect laminated flooring, tiled splash backs, west aspect UPVC double glazing windows looking out over the front garden, further window to one side. Doorway into lounge.

## Lounge

17'7 x 9'9 (5.36m x 2.97m)

West aspect UPVC double glazed window looking out into the front garden, further East aspect UPVC double glazed window, radiator, wood effect laminated flooring, obscured glass door from kitchen leading to an internal hallway with doors giving access to under stairs storage and door to bathroom.

## Bathroom

6'6 x 5'4 (1.98m x 1.63m)

Matching suite comprising tongue and groove panelled bath with chrome mixer tap, wall mounted thermostatic shower attachment with bi folding chrome and glass shower screen, pedestal wash hand basin with monochrome mixer tap, contemporary part tiled walls, ceramic tiled floor and frosted window.

## Stairs to Half Landing.

with leaded light window giving natural light, door through to WC.

## WC

6'8 x 3'4 (2.03m x 1.02m)

Comprising of low-level push button WC, radiator, frosted leaded light window giving natural light. Wood effect laminated flooring. Stairs to first floor landing. Doors to Bedrooms.

## Bedroom One

12'7 x 9'10 (3.84m x 3.00m)

West aspect UPVC double glazed window overlooking the front garden, radiator.

## Bedroom Two

12'2 x 10 (3.71m x 3.05m)

L shaped room with some restricted head height. Measurements are to the furthest points. Arched window giving natural light with period painted ceiling beams.

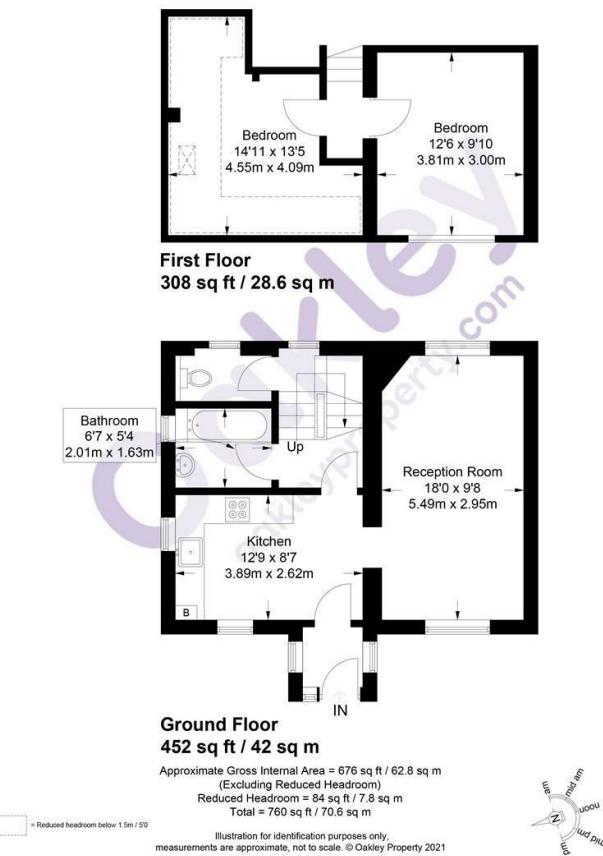
## Front Garden

36' wide (10.97m wide)

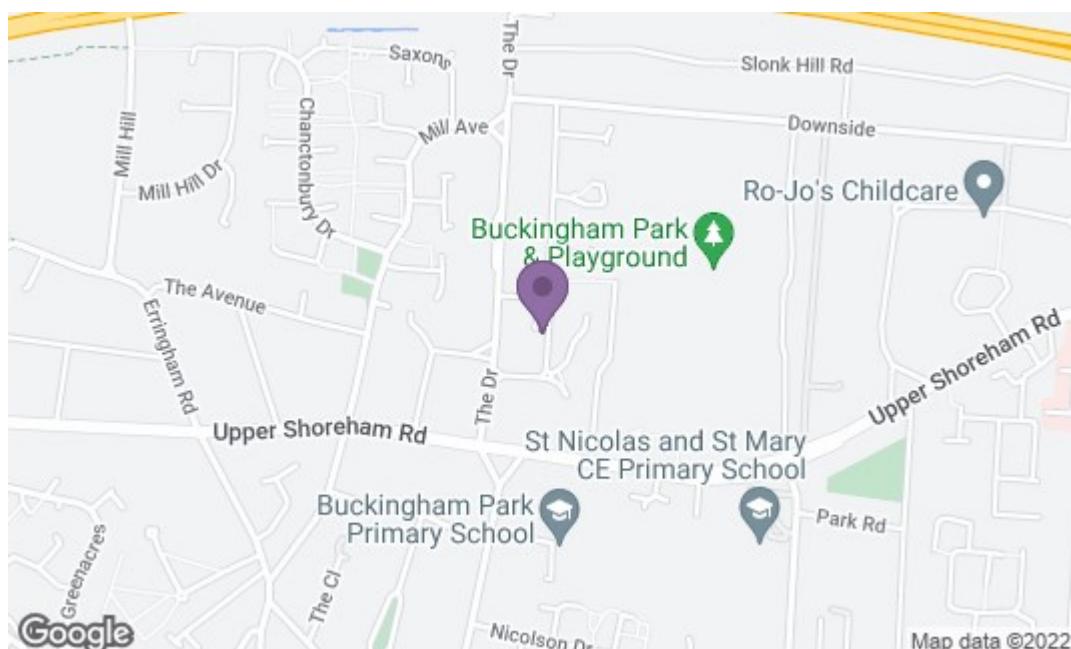
Picket fence enclosed front garden, steps down to pathway to front door with two enclosed brick planting areas with various plants, mature trees and shrubs.



## Floor Plan



## Location Map



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		43
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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